



Holmville Road, Higher Bebington

Offers in excess of £300,000

EPC rating: D
Tenure: Freehold
Council Tax Band: C





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Nestled in the highly sought-after area of Higher Bebington, this property on Holmville Road offers an ideal family location. Situated within the catchment area for excellent local schools, the home combines the peace of a residential neighbourhood with easy access to amenities.

With convenient motorway links nearby, commuters will appreciate the straightforward connections to surrounding areas.

The property is brought to market with no chain, providing extra security and speed for a buyer.

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This well-maintained property offers a versatile living space, perfect for modern family life. Boasting a thoughtful layout and period features, it's ready for you to make it your own.

The ground floor features a welcoming and spacious entrance hall, with a feature stained glass window, setting the tone for the rest of the home. A convenient downstairs WC is available for family and guests alike.

The comfortable lounge features a delightful bay window and provides a relaxing space with a gas fireplace for cosy winter evenings.

The dining room opens into the kitchen, perfect for shared family meals and entertaining. The kitchen is modern whilst remaining sympathetic to the age and feel of the home, offering a seamless flow from the dining area, ideal for the always sought-after open-plan living, which opens into the pleasant rear garden.



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On the first floor, you'll find three spacious bedrooms suitable for family members or as a home office setup, along with a well-appointed family bathroom with benefiting from a separate shower and bath.

The property's exterior is equally as impressive, with attractive 1930s features such as stained glass windows and decorative brick detail. With off-road parking at the front and a single garage to the rear, providing convenience, security and the all-important extra storage space.

The rear garden is thoughtfully designed with an Indian stone patio and a low-maintenance lawn, with mature shrubbery borders, creating an ideal outdoor space for gardening enthusiasts, or as a children's play area.

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Situated within this much sought-after area of Higher Bebington, this presents a rare opportunity in one of the most desirable locations. It's an ideal setting for families, falling within the catchment area for excellent local schools, including the Outstanding Ofsted-rated Wirral Grammar School. The area boasts convenient transport links, with connections to both Liverpool and Chester only a short distance away, and motorway access within a 5-minute drive.

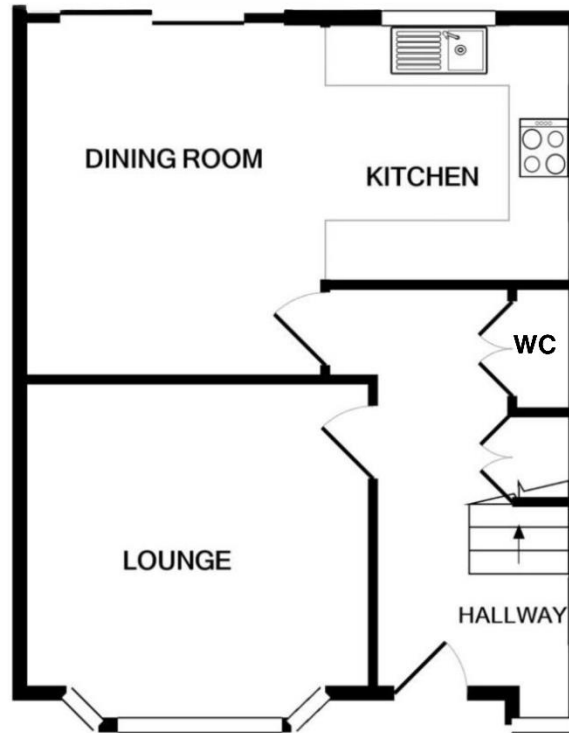
This home offers a perfect blend of thoughtful design, comfort and practical convenience. With its family-friendly layout, prime location and period features, this property is more than just a house - it's a place to build a home.

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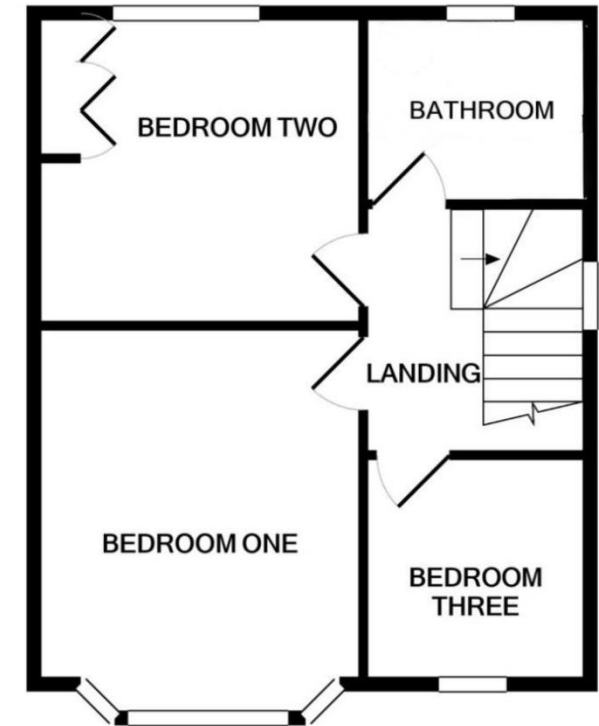
Need to know

- Sought-after Higher Bebington location
- Open-plan living
- Period features
- Excellent schools nearby
- Well-designed gardens, off-road parking and garage
- No chain, ready for new owners

Humphreys
ESTATES & LETTINGS



GROUND FLOOR



1ST FLOOR

Interested?

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1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation so that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



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