



Constables
SALES & LETTINGS

Friars Close

Bebington, Wirral

£185,000

A modern end town house located in a popular area of Bebington close to Wirral Grammar Schools and amenities in Bebington Village.

The property offers a fantastic open plan living space on the ground floor, two double bedrooms and a low maintenance rear garden. Step into the hallway and the whole ground floor opens out into stylish open plan living space with lounge area, dining space and a smart fitted kitchen. There is a good size conservatory off the dining area. Upstairs there are two double bedrooms and an modern five piece bathroom. To the outside there us a low maintenance rear garden with artificial lawn and patio that enjoys a southerly aspect.

Ideally situated within walking distance to Bebington Village with all its shops and amenities. There are local primary, secondary and grammar schools all within five minutes walk. Bromborough retail park with its array of stores, restaurants and leisure pursuits is a ten minute drive away. Rail and bus routes are also within easy reach. The property is offered with no onward chain and early viewing is recommended.





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- End Town House
- Two Double Bedrooms with Built in Storage
- Resident's Parking Area
- Council Tax Band: A
- Open Plan Living Space
- Large Bathroom with Bath and Separate Shower
- No OnwardChain
- Conservatory
- Low Maintenance Rear Garden
- Tenure: freehold

Entrance

Open Plan Living-Dining Room

overall 20'3" x 20'11" (overall 6.18m x 6.38m)

Kitchen

9'11" x 9'5" (3.03m x 2.89m)

Conservatory

9'11" x 9'4" (3.04m x 2.85m)

Landing

Bedroom One

13'3" x 8'11" (4.06m x 2.72m)

Bedroom Two

10'4" x 9'11" (3.16m x 3.04m)


Bathroom

6'9" x 14'10" (2.08m x 4.54m)



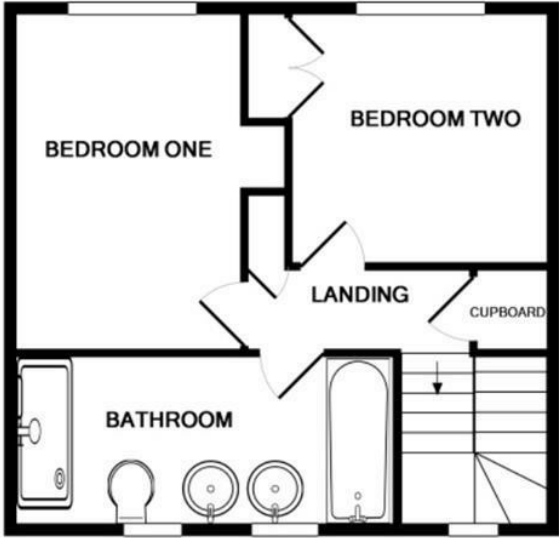


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Location Map

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