



**Constables**  
SALES & LETTINGS

Buckingham

Higher Bebington, Wirral

£220,000

Located in a popular residential area of Bebington is this well presented two bedroom semi detached property. The property provides well-presented accommodation a low maintenance garden, a garage and off road parking.

Downstairs the property has a good sized living room, leading to a large open plan kitchen diner, making this space perfect for entertaining family and friends. To the first floor are two good sized double bedrooms, with plenty of storage and there is a tastefully decorated family bathroom. Outside is a large rear courtyard, with a patio area. The front of the property is gated and there is a low maintenance garden. The parking is at the side of the property where the garage and driveway is located.

The property is in close proximity to all local amenities, with an abundance of excellent schools in the area, and transport links with easy access to Chester, Liverpool and Manchester, ideal for the daily commute. The beautiful Mayer Park is nearby, as well as Storeton Woods and other green spaces, perfect for all leisure activities.





# Constables

SALES & LETTINGS

- Modern Semi-Detached Property
- Kitchen-Diner
- Sought After Location
- Two Double Bedrooms
- Low Maintenance Garden
- Council Tax Band: B(Wirral Borough Council)
- Large Lounge
- Off Road Parking and Garage
- Tenure: Freehold

## Porch

## Lounge

19'42" x 11'10" (5.79m x 3.61m)

## Kitchen-Diner

kitchen: 7'10" x 11'9" plus diner 8'10" x 9'9" (kitchen: 2.4m x 3.6m plus diner 2.7m x 2.99m)

## Landing

## Bedroom One

8'2" x 11'11" (2.5m x 3.64m)

## Bedroom Two

10'2" x 11'11" (3.1m x 3.64m)


## Bathroom

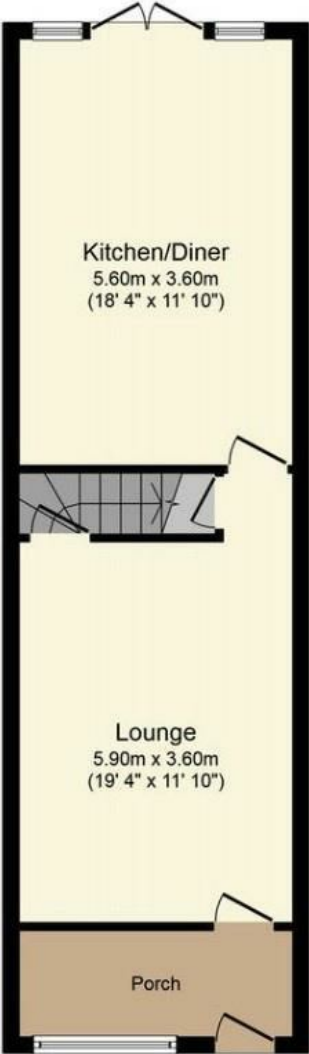
5'6" x 8'8" (1.68m x 2.66m)



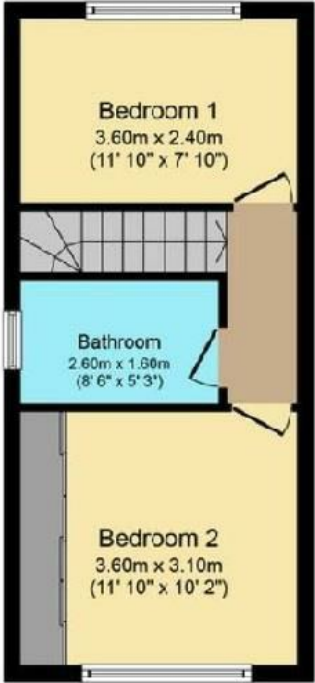


# EPC & Floor Plan

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

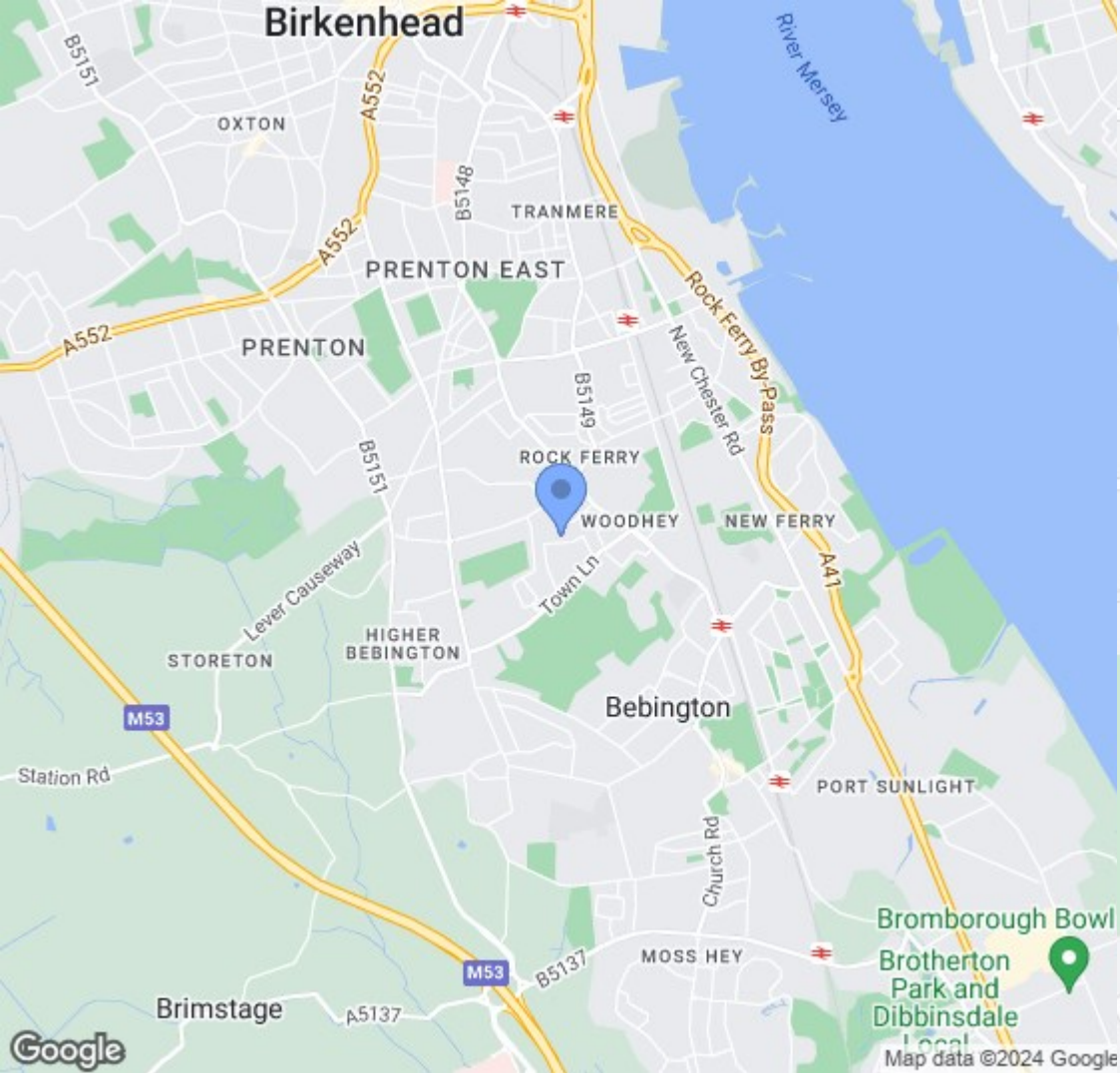


**Ground Floor**



**First Floor Plan**

Total floor area 77.0 sq. m. (829 sq. ft.) approx



Location Map

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S A L E S   &   L E T T I N G S

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