



**21 Townfield Lane, Bebington, Wirral, CH63 7NJ**  
**£255,750**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

We are delighted to offer for sale this extended and modernised semi detached house located in this popular area with access to amenities and transport links plus within catchment of OFSTED 'Outstanding' and 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with quartz worktops and integrated appliances plus a contemporary bathroom. Items of note include wood burning stove to lounge, patio doors to the rear and built in wardrobes to bedroom 2. There are ample sockets and media points. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge dining room and kitchen. There are 3 bedrooms plus a family bathroom off the first floor landing. There is a part boarded loft with ladder access.

The property is located on an impressive plot with mature gardens plus external tap and shed. There is driveway parking leading to a single garage with power and light plus rear personnel door.

Tenure - Freehold  
Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With laminate flooring. Entrance to store.

#### Lounge Dining Room 21'10"(max) x 17'2"(max) (6.66m(max) x 5.24m(max))

Having a wood burning stove plus laminate flooring and curtains. Patio doors to rear.

#### Kitchen 12'7" x 7'11" (3.86m x 2.43m)

Having a comprehensive range of modern wall and base units with complimenting quartz worktops, upstands and splash back. With integrated double oven, 5 ring hob, hood, fridge freezer, dishwasher, washing machine and drier plus 1.5 sink and mixer tap. With recessed spot lights and laminate flooring. Door leading to rear garden.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 10'11" x 10'11" (3.35m x 3.34m)

With carpets and curtains.

#### Bedroom 2 10'11" x 10'4" (3.34m x 3.15m)

With built in wardrobes plus carpets and curtains.

#### Bedroom 3 6'10" x 5'9" (2.10m x 1.76m)

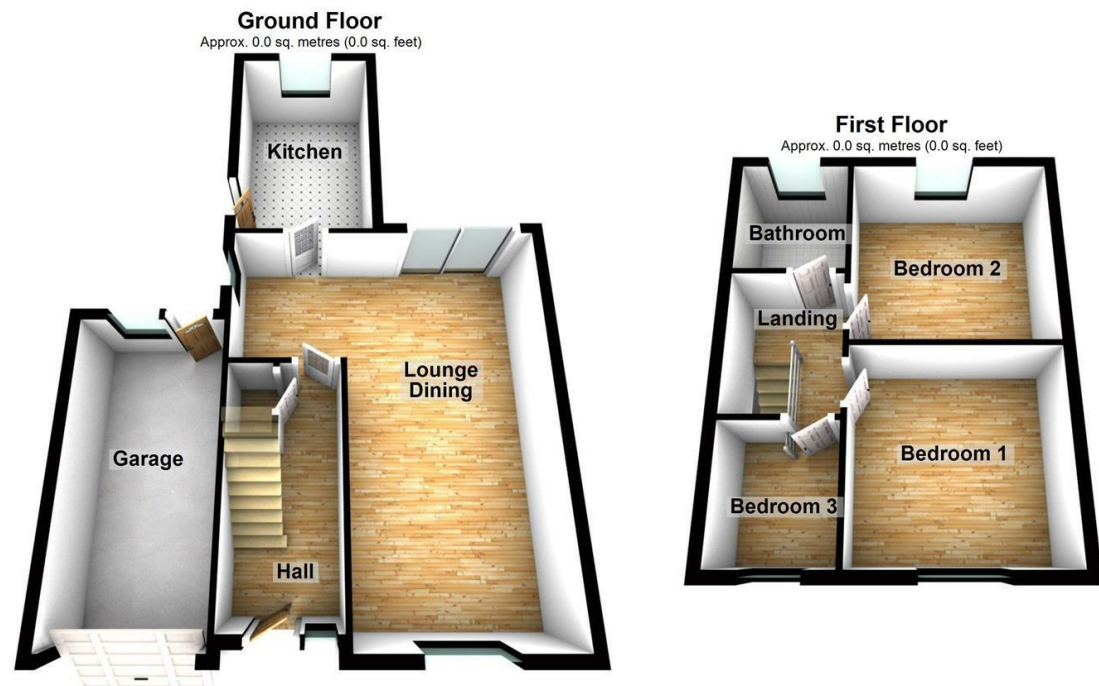
With carpets and curtains.

#### Bathroom 6'7" x 5'8" (2.01m x 1.75m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, vanity basin, ladder radiator and recessed spot lights.

### EXTERNAL

The property is located on an impressive plot with mature gardens plus external tap and shed. There is driveway parking leading to a single garage with power and light plus rear personnel door.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.