



**4 Barlow Avenue, Bebington, Wirral, CH63 7LU**  
**£246,750**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

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

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with timber block worktops and integrated appliances plus a contemporary bathroom. Item of note include walk in bay windows to lounge and bedroom 1, gas fire and surround to lounge, French doors to the rear plus feature bay window to bedroom 3. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge and dining kitchen. There are 3 well proportioned bedrooms plus a family bathroom off the first floor landing.

The property benefits from well presented low maintenance gardens with decking, beds and artificial turf plus external tap and power. There is off road parking plus a single garage with power and light.

Tenure - Freehold  
Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With luxury flooring plus access to store.

#### Lounge 13'10"(max) x 11'3"(max) (4.24m(max) x 3.44m(max))

Having a feature walk in bay window plus gas fire and surround. With luxury flooring plus blind.

#### Dining Kitchen 18'3"(max) x 12'1"(max) (5.57m(max) x 3.70m(max))

Having a comprehensive range of modern wall and base units with complimenting timber block worktops, up stands and breakfast bar. With integrated oven, microwave, induction hob, dishwasher and fridge freezer plus a washing machine. With 1.5 sink and mixer tap, recessed spot lights and French doors to rear.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 14'11"(max) x 11'2"(max) (4.57m(max) x 3.42m(max))

With walk in bay window plus carpets and blinds.

#### Bedroom 2 11'4"(max) x 11'2"(max) (3.46m(max) x 3.41m(max))

With carpets and blinds. Access to airing cupboard.

#### Bedroom 3 9'6" x 6'8" (2.92m x 2.04m)

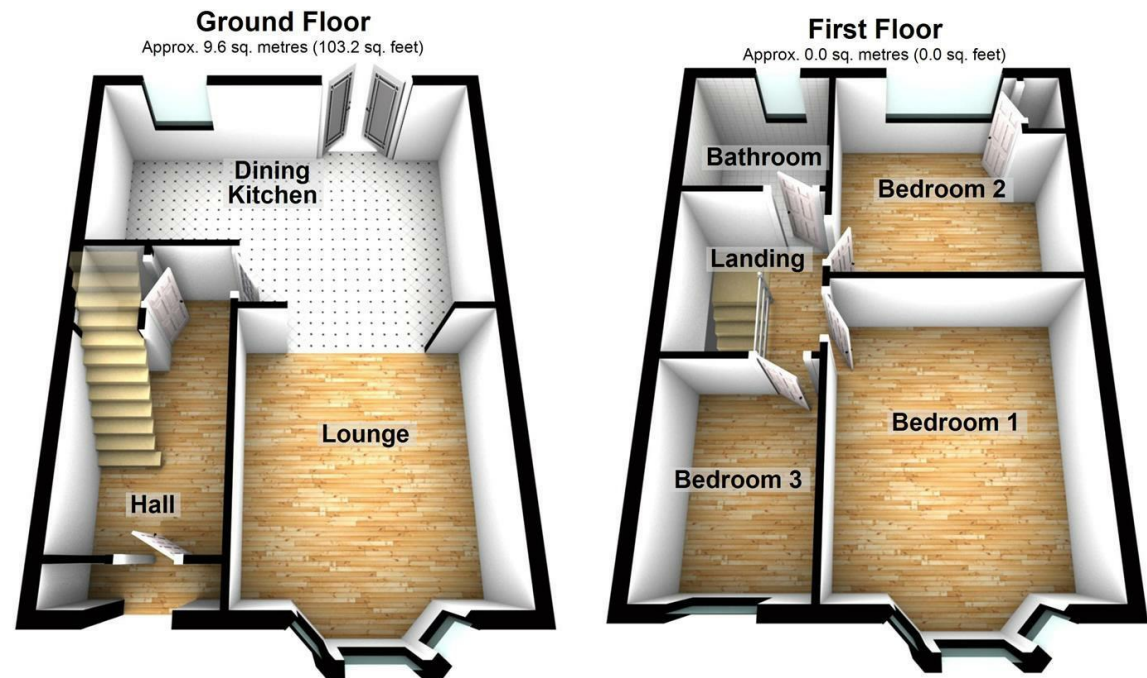
Having a feature bay window plus carpets and blinds.

#### Bathroom 6'5" x 5'11" (1.98m x 1.81m)

Having contemporary white sanitary ware with shower bath and screen, tiling, floor tiling and chrome ladder radiator.

### EXTERNAL

The property benefits from well presented low maintenance gardens with decking, beds and artificial turf plus external tap and power. There is off road parking plus a single garage with power and light.



Total area: approx. 9.6 sq. metres (103.2 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.