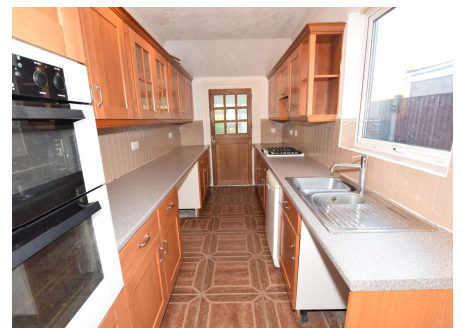




Woodburn Boulevard, Bebington

£239,995



LESLEY HOOKS
ESTATE AGENTS





This charming semi detached house offers well planned and deceptively spacious accommodation throughout. Having uPVC double glazing and gas fired combi central heating, the layout briefly comprises hallway, lounge, sitting room, smart fitted kitchen and a superb conservatory. To the first floor there are three good size bedrooms and family bathroom with a four piece suite in white. To the rear of the property the garden is mainly laid to lawn with patio and timber decked sitting area. To the front of the property there is a driveway with off road parking. Situated in a popular residential area the property is within easy reach of local primary, secondary and grammar schools. There is a good selection of shops and amenities on Higher Bebington parade. Motorway networks with links to Liverpool and Chester are a ten minute drive away. No Onward Chain

Hallway

14'11" (4.55m) x 6'2" (1.88m)

Wood block flooring, stairs to the first floor, window to the side.

Lounge

14'7" (4.45m) Into Bay x 11'8" (3.56m) Max

Bay window to the front, feature fireplace with marble effect hearth, Victorian style cast iron back panel, timber surround and real gas flame fire, wood block flooring, double doors into the sitting room.

Sitting Room

Fireplace with marble effect hearth and back panel, timber surround and real flame gas fire, wood block flooring, double door into the conservatory.

Kitchen

16'10" (5.13m) x 6'9" (2.06m)

Smart fitted kitchen with an excellent range of units at both eye and floor level, contrasting work tops, sink & drainer, space and plumbing for appliances, four ring gas hob, oven, tiled flooring, window to the side, door to the side accessing the garden and door to the rear accessing the conservatory.

Conservatory

15'8" (4.78m) Max x 17'0" (5.18m)

Wood block flooring, double doors to the garden.



Bedroom One

15'4" (4.67m) Into Bay x 9'10" (3m)

Bay window to the front, built in wardrobes.

Bedroom Two

12'6" (3.81m) x 9'5" (2.87m)

Window to the rear, built in wardrobes.

Bedroom Three

8'6" (2.59m) x 7'0" (2.13m)

Window to the front, laminate flooring.

Bathroom

8'3" (2.51m) x 7'5" (2.26m)

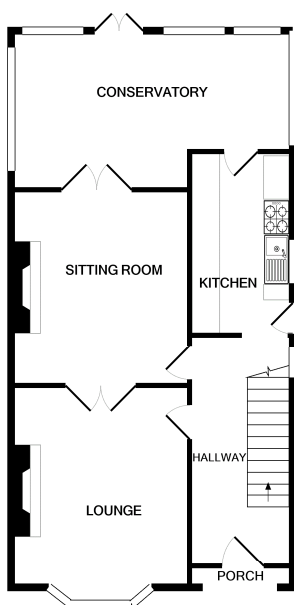
Four piece family bathroom comprising wash hand basin, bath, shower cubicle and WC, tiled flooring, partially tiled walls, window to the side.

Outside

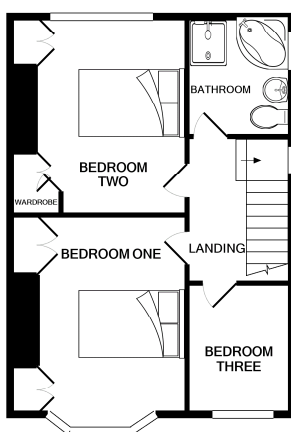
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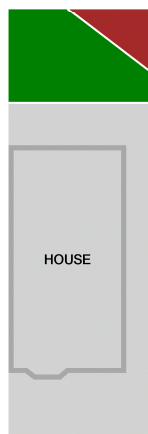




GROUND FLOOR



1ST FLOOR



SITE PLAN

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.
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