



# Malpas Drive, Bebington

£299,995



**LESLEY HOOKS**  
ESTATE AGENTS







This beauty will Drive you wild with desire.....a bit like myself! This immaculate and extended semi-detached house offers some pretty impressive accommodation that is ready to move into and is ideal for a growing family. Having uPVC double glazing and combi fired gas central heating the layout briefly comprises hallway, lounge, sitting room, living room currently used as bedroom four, open plan kitchen dining room and a stylish, ground floor shower room. Upstairs there are three good size bedrooms and a beautiful bathroom with three piece suite in white. To the front of the property there is a driveway with off road parking for several cars. To the rear, there is a most delightful garden that enjoys a southerly aspect with patio area. Ideally situated, the property is within walking distance of local primary, secondary and grammar schools. There is a good selection of shops just a couple of minutes walk away on Teehey Lane. Motorway networks with links to Liverpool and Chester are a five minute drive away. Interior inspection is essential. Council tax band C. Freehold property.

**Hallway**

16'3" (4.95m) x 6'4" (1.93m)

Under stairs storage, stairs to the first floor.

**Lounge**

12'11" (3.94m) x 11'0" (3.35m)

Laminate flooring, window to the front.

**Sitting Room**

16'4" (4.98m) x 10'8" (3.25m)

Fireplace with gas fire and timber surround, sliding patio doors to the rear.

**Living Room/Bedroom Four**

13'0" (3.96m) x 8'8" (2.64m)

Window to the front.

**Open Plan Kitchen Dining Room**

16'1" (4.9m) x 12'8" (3.86m) Max

Smart fitted kitchen with excellent range of units in cream at both eye and floor level, contrasting work tops, double oven, four ring electric hob, cooker hood, space and plumbing for appliances, laminate flooring, two windows to the rear, door to the rear.

**Ground Floor Shower Room**

8'7" (2.62m) x 4'6" (1.37m)

Stylish bathroom with three piece suite in white comprising shower cubicle, wash hand basin set within vanity unit and wc, fully tiled walls, ceiling down lights, sky light.



**Bedroom One**

12'10" (3.91m) x 10'4" (3.15m)

Window to the front.

**Bedroom Two**

10'5" (3.18m) x 11'10" (3.61m) Into Wardrobe

Recess

Excellent range of fitted slide robes, window to the rear.

**Bedroom Three**

8'1" (2.46m) x 7'0" (2.13m)

Window to the front.

**Bathroom** 7'1" (2.16m) x 5'6" (1.68m)

Beautiful bathroom with three piece suite in white comprising bath, wash hand basin set within vanity unit and wc, fully tiled walls, window to the rear.

**Outside**

To the front of the property there is a driveway with off road parking for several cars. To the rear, there is a delightful and good size garden that enjoys a southerly aspect with patio area and outhouse.











GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, volumes, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance 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 is made regarding their condition or operation.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Contact Us:

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