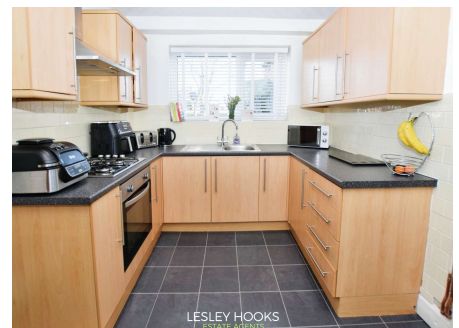




# Patterdale Road, Bebington

£325,000 Offers Over



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Welcome to your future home, a charming and deceptively spacious semi-detached house nestled in a highly sought-after area, conveniently close to local primary, secondary, and grammar schools. This inviting residence boasts modern features including uPVC double glazing and combi-fired gas central heating, ensuring both comfort and energy efficiency. As you step inside, you are greeted by a welcoming porch leading to a well-designed hallway that sets the tone for the entire home. The fitted kitchen is ideal for any aspiring chef with The living spaces are versatile and plentiful, featuring a cosy lounge perfect for family gatherings, a relaxing sitting room, and a multi-functional living room currently utilised as a fourth downstairs bedroom. The fitted kitchen exudes functionality and sophistication, equipped with modern appliances and ample storage space. It caters to both practicality and aesthetic appeal, making it a central hub for culinary enthusiasts. For added convenience, there's a practical utility room with a WC, adding a touch of practicality to your daily routine. Venturing upstairs, you'll discover three generously sized bedrooms, providing ample space for rest and relaxation. The stylishly appointed bathroom with under floor heating, reflects a modern aesthetic, offering a tranquil retreat for unwinding after a long day. The exterior of the property is equally impressive, with a concrete impressed driveway at the front, providing convenient parking. The real highlight, however, is the fantastic and expansive rear garden—an ideal space for outdoor entertaining, family activities, or simply enjoying the beauty of nature. Imagine lazy Sunday afternoons in this serene and spacious outdoor haven. This home is more than just a residence; it's a lifestyle upgrade. With its ideal location, modern amenities, and abundant living spaces, this semi-detached house is ready to welcome you into a new chapter of comfort and convenience. Don't miss the opportunity to make this delightful property your own! Council tax band C. Freehold.



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#### **Porch**

7'7" (2.31m) x 3'9" (1.14m)

#### **Hallway**

11'5" (3.48m) x 6'7" (2.01m)

#### **Sitting Room**

12'9" (3.89m) x 11'4" (3.45m)

#### **Lounge Dining Room**

18'10" (5.74m) x 11'2" (3.4m)

#### **Living Room/ Occasional Bedroom Four**

16'8" (5.08m) x 10'0" (3.05m)

#### **Kitchen**

12'1" (3.68m) Max x 8'2" (2.49m)

#### **Utility Room & WC**

11'5" (3.48m) x 10'0" (3.05m) Max

#### **Bedroom One**

13'8" (4.17m) x 10'9" (3.28m)

#### **Bedroom Two**

11'5" (3.48m) x 11'3" (3.43m)

**Bedroom Three** 8'5" (2.57m) x 8'5" (2.57m)

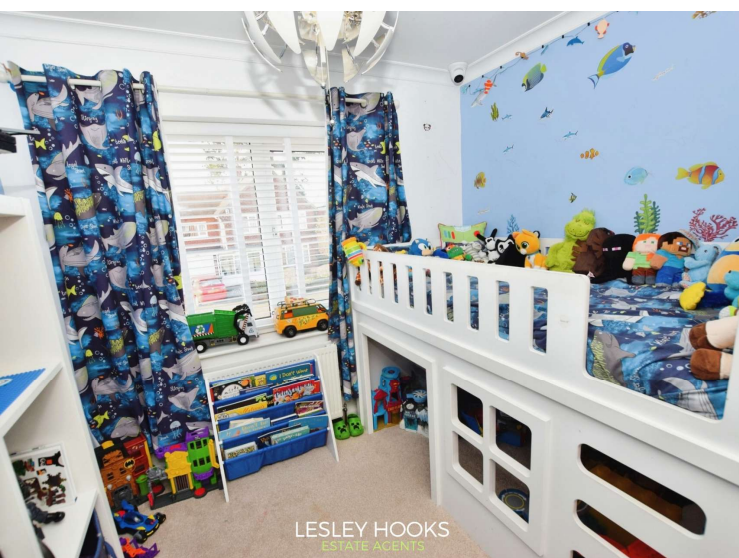
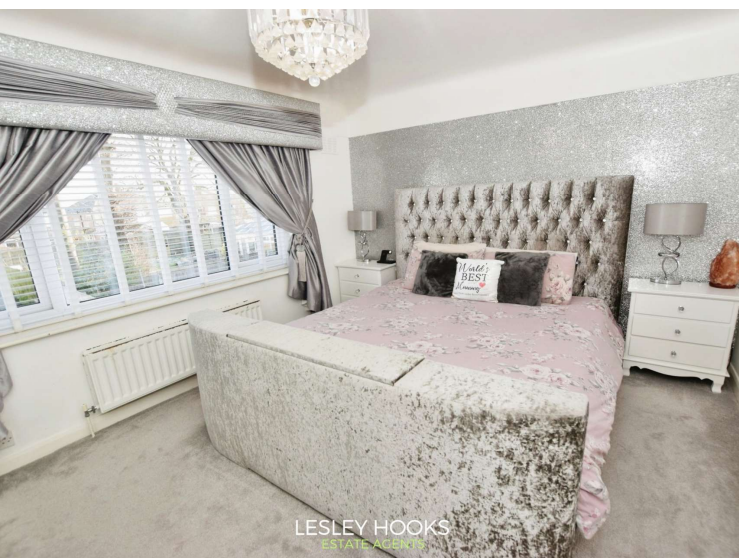
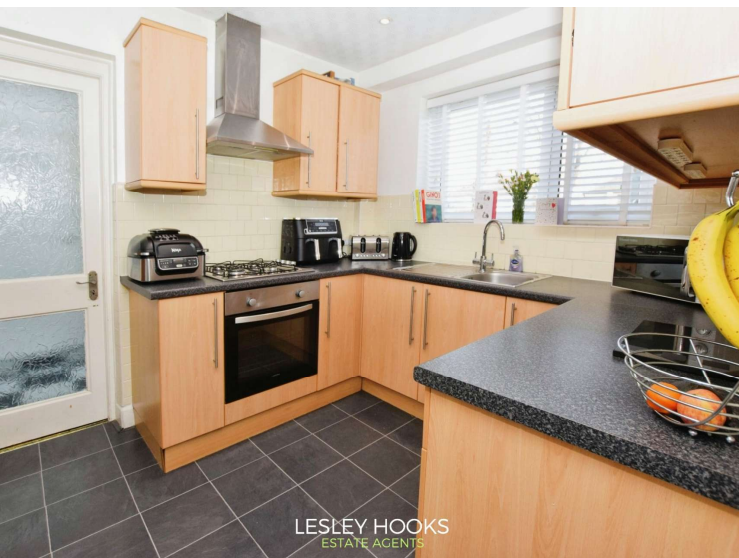
#### **Bathroom**

6'5" (1.96m) x 6'0" (1.83m)



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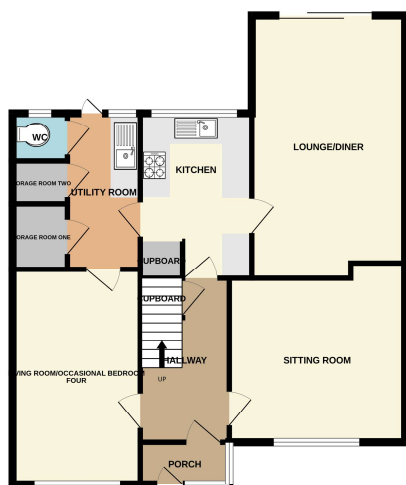




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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for only prospective purchase. 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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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.