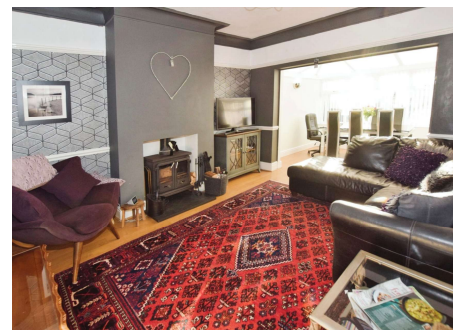




Fairacres Road, Bebington

£325,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in a highly sought-after area, this spacious extended semi-detached house is the epitome of light and airy living. Step through the front door into a welcoming hallway that sets the tone for the rest of the home. The ground floor features a handy downstairs WC, a spacious lounge bathed in natural light, and a cosy sitting room with a log burner that opens seamlessly into a superb open-plan kitchen and dining area, perfect for both family gatherings and entertaining. An adjoining conservatory offers additional living space and a tranquil spot to relax. Upstairs, you'll find three generously sized bedrooms, each offering ample space and comfort, along with a stylish five-piece bathroom that exudes modern elegance. The home is equipped with all the modern conveniences you could wish for, including uPVC double glazing and a combi-fired gas central heating system, ensuring comfort throughout the year. Located within walking distance of local primary, secondary, and grammar schools, this home is ideal for families. The exterior is just as impressive, with a front driveway providing off-road parking for several cars. The rear garden is a true oasis, enjoying a sunny southerly aspect and offering a perfect retreat for outdoor relaxation and activities. This home is not just a place to live, but a place to love, with its perfect blend of modern features, spacious interiors, and a prime location. Council tax band C. Freehold.



Hallway

17'1" (5.21m) x 7'5" (2.26m)

Downstairs WC

4'3" (1.3m) x 2'6" (0.76m)

Lounge

14'2" (4.32m) Into Bay x 12'1" (3.68m)

Open Plan Kitchen Dining Conservatory

24'1" (7.34m) Max x 21'2" (6.45m) Max

Sitting Room

13'5" (4.09m) x 11'11" (3.63m)



Bedroom One

14'0" (4.27m) Into Bay x 12'0" (3.66m)

Bedroom Two

13'6" (4.11m) x 12'0" (3.66m)

Bedroom Three

8'0" (2.44m) x 7'5" (2.26m)

Bathroom

9'4" (2.84m) x 7'4" (2.24m)





GROUND FLOOR
142 SQ. FT. (13.17 SQ. M.) APPROX.



1ST FLOOR
102 SQ. FT. (9.45 SQ. M.) APPROX.



TOTAL FLOOR AREA: 1264 sq. ft. (117.5 sq. m.) approx.
While energy ratings have been made to ensure the accuracy of the figures contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The data for this document is based on the best available information at the time of preparation. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or performance.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.