



# Kings Road, Higher Bebington

£375,000 Offers over



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to your dream family home in the coveted area of Higher Bebington! This attractive and spacious semi-detached house is the perfect haven for a growing family. As you step through the porch and into the hallway, you'll immediately feel the warmth and charm of this inviting residence. The ground floor boasts a thoughtful layout, starting with a convenient downstairs WC for added ease. The lounge is a cosy retreat with a stove, creating a welcoming ambience for those chilly evenings. The sitting room, adorned with sliding doors, seamlessly connects to the conservatory, providing a bright and airy space to relax and unwind. The heart of the home is undoubtedly the smartly fitted kitchen dining room. It's not just a place to prepare meals; it's a hub for family gatherings and celebrations. Adjacent is the utility room, adding practicality to the daily routine. Ascending to the first floor, you'll find four generously sized bedrooms, ensuring everyone has their own space. The well-appointed bathroom and a separate WC add to the convenience of family living. The second floor surprises with a fifth bedroom, providing flexibility for guests or a home office. Outside, the front of the property showcases a driveway with off-road parking leading to the garage, offering both convenience and security. The real gem, however, is the delightful garden at the rear, enjoying a south-westerly aspect. Imagine sunny afternoons spent in this private oasis, creating memories with family and friends. This home truly combines style, comfort, and practicality, making it an ideal choice for a growing family. Don't miss the opportunity to make Higher Bebington your new home. Council tax band E. Freehold.



**Hallway**  
13'6" (4.11m) x 7'6" (2.29m)  
**Downstairs WC**  
3'9" (1.14m) x 2'4" (0.71m)  
**Lounge**  
13'6" (4.11m) Into Bay x 11'10" (3.61m)  
**Sitting Room**  
14'5" (4.39m) x 11'10" (3.61m)  
**Conservatory**  
11'11" (3.63m) x 9'9" (2.97m)  
**Kitchen Dining Room**  
16'4" (4.98m) x 10'4" (3.15m)  
**Utility Room**  
11'10" (3.61m) x 8'5" (2.57m)



**Bedroom One**  
13'5" (4.09m) Into Bay x 11'10" (3.61m) Into Wardrobe Recess  
**Bedroom Two**  
13'11" (4.24m) x 11'10" (3.61m) Into Wardrobe Recess  
**Bedroom Three** 12'5" (3.78m) x 8'5" (2.57m)  
**Bedroom Four**  
9'3" (2.82m) x 7'9" (2.36m)  
**Bathroom**  
8'0" (2.44m) x 5'11" (1.8m)  
**WC**  
5'3" (1.6m) x 2'8" (0.81m)  
**Bedroom Five**  
16'8" (5.08m) x 11'6" (3.51m)  
**Garage**  
15'8" (4.78m) x 8'6" (2.59m)  
**Garage**  
15'8" (4.78m) x 8'6" (2.59m)





**Contact Us:**

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.