



# Kings Road, Bebington

£285,000



**LESLEY HOOKS**  
ESTATE AGENTS





This charming and traditional semi-detached home is nestled in a sought-after residential area, where convenience meets comfort. This deceptively spacious abode offers a warm and welcoming atmosphere blended seamlessly with classic features. As you step through the porch, you'll be greeted by a hallway adorned with a stunning stained glass window, setting the tone for the characterful charm found throughout the home. The layout boasts multiple living areas including a cosy lounge, a relaxing sitting room, and a dining room, providing ample space for both entertaining guests and enjoying quiet family evenings. The well-appointed fitted kitchen is sure to inspire your culinary endeavours, equipped with everything you need to create delicious meals. Upstairs, you'll find three generously sized bedrooms offering plenty of room for rest and relaxation, along with a convenient bathroom and a separate WC for added convenience. This home features double glazing and combi fired gas central heating to ensure year-round comfort and efficiency. Outside, a driveway offers off-road parking leading to the garage, providing practicality for everyday life. However, the real highlight is the delightful, generous rear garden, complete with a charming patio area perfect for al fresco dining or simply enjoying the tranquility of outdoor living. With its proximity to local shops, schools, and amenities, as well as its inviting layout and enchanting outdoor space, this traditional semi-detached home is more than meets the eye—a true gem waiting to be discovered by its lucky new owners. Council tax band C. Freehold.



- Hallway**  
16'10" (5.13m) x 6'11" (2.11m)
- Lounge**  
13'7" (4.14m) Into Bay x 11'7" (3.53m)
- Sitting Room**  
14'6" (4.42m) x 11'6" (3.51m)
- Dining Room**  
9'5" (2.87m) x 7'11" (2.41m) Into Bay
- Kitchen**  
11'2" (3.4m) x 7'2" (2.18m)



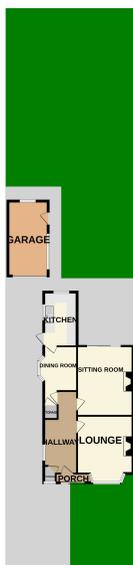
- Bedroom One**  
15'4" (4.67m) Into Bay x 11'4" (3.45m) Into Wardrobe Recess
- Bedroom Two**  
13'0" (3.96m) x 11'6" (3.51m)
- Bedroom Three**  
8'5" (2.57m) x 7'0" (2.13m)
- Bathroom**  
7'0" (2.13m) x 5'9" (1.75m)
- WC** 4'1" (1.24m) x 2'7" (0.79m)





GROUND FLOOR  
13' 10" x 26' 10" (4.21 x 8.09m)

1ST FLOOR  
10' 6" x 10' 1" (3.19 x 3.07m)



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, volumes, areas and other data are the property of the person providing them. Measurements should be taken on site. The data is for guidance purposes only and should not be used for any purpose other than that intended. The services, systems and apparatus shown have not been tested and no guarantee is to be given in respect of their condition or performance.

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