



# Brimstage Road, Bebington

£275,000



**LESLEY HOOKS**  
ESTATE AGENTS





Nestled in a sought after neighbourhood, this charming semi-detached house offers more space than meets the eye. Step inside and discover a warm and inviting atmosphere, flooded with natural light thanks to the uPVC double glazing throughout. As you enter, you'll be greeted by a welcoming hallway leading to various areas of the house. The spacious lounge is perfect for relaxing evenings, while the adjoining sitting room features patio doors that open up to a delightful garden, seamlessly blending indoor and outdoor living. Cooking enthusiasts will appreciate the well-appointed kitchen dining room, ideal for whipping up delicious meals and entertaining guests. For added convenience, there's a downstairs WC and direct access to the integral garage, providing ample storage space for all your needs. Upstairs, you'll find three generously sized bedrooms, offering comfort and privacy for the whole family. The stylish four-piece bathroom exudes elegance and sophistication, creating a serene oasis for relaxation. Outside, the property boasts a driveway with off-road parking, ensuring hassle-free access. The rear garden is a tranquil retreat, complete with a charming patio area where you can unwind and enjoy al fresco dining with loved ones. Conveniently located within walking distance of local primary, secondary, and grammar schools, this home is perfect for families. With motorway networks just a stone's throw away and a variety of shops nearby, you'll have everything you need right at your fingertips. Don't miss out on the opportunity to make this wonderful house your own – schedule a viewing today and get ready to embrace a lifestyle of comfort, convenience, and endless possibilities. Council tax band C. Freehold



**Hallway**  
11'6" (3.51m) x 7'9" (2.36m)

**Downstairs WC**  
4'6" (1.37m) x 3'5" (1.04m)

**Lounge**  
12'6" (3.81m) x 10'3" (3.12m)

**Sitting Room**  
11'11" (3.63m) x 10'3" (3.12m)

**Kitchen Dining Room**  
14'8" (4.47m) x 7'8" (2.34m) Max

**Bedroom One**  
13'9" (4.19m) x 10'2" (3.1m)

**Bedroom Two**  
10'11" (3.33m) x 10'3" (3.12m)

**Bedroom Three**  
10'1" (3.07m) x 7'9" (2.36m)

**Bathroom**  
8'9" (2.67m) x 7'8" (2.34m)

**Garage** 12'10" (3.91m) x 7'8" (2.34m)

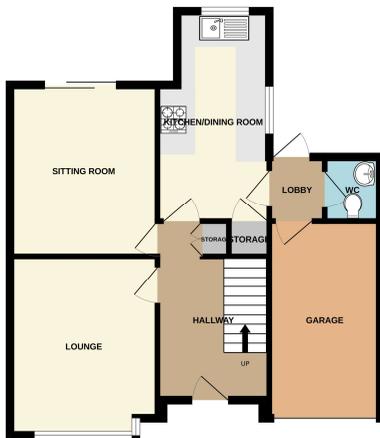






GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.

1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 by any prospective purchaser. The materials, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metreplan 12/02/04.

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