



# Woodburn Boulevard, Bebington

£325,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to your dream home! Nestled in a highly desirable location, this charming extended semi-detached house is a true gem. As you step through the door, you're greeted by a welcoming hallway leading you to all the comforts of modern living. With uPVC double glazing and combi fired gas central heating, you'll always feel cosy and snug, no matter the weather outside. The layout is both practical and inviting, boasting a downstairs WC for convenience, perfect for busy households. The heart of the home is the lounge, featuring a dual fuel log burner, creating a warm and inviting ambiance for those cosy evenings in. Adjacent is the sitting room, also adorned with a log burner and double doors opening into the spacious kitchen, ideal for entertaining guests. Speaking of the kitchen, it's a chef's delight with an open-plan design seamlessly flowing into the dining area, with double doors inviting you to step out into the garden, bringing the outdoors in. For added convenience, there's a utility room with access to a covered drying area, making laundry days a breeze, and a storage room ripe for conversion into a home office or gym, catering to your ever-changing lifestyle needs. Venture upstairs, and you'll find four generously proportioned bedrooms, three boasting fitted wardrobes for ample storage, and a stylish three-piece shower room adding a touch of luxury to your daily routine. But the surprises don't end there! Ascend to the second floor and discover a versatile loft room, currently used as a fifth bedroom, offering endless possibilities for customisation to suit your family's needs. Outside, the property impresses with a driveway providing off-road parking to the front, while to the rear, a delightful garden awaits, basking in the sunshine with its south-westerly aspect, perfect for al fresco dining or simply unwinding after a long day. With its sought-after location, convenient amenities within walking distance, and an array of modern comforts, this extended semi-detached house is more than just a home—it's a sanctuary where cherished memories are waiting to be made. Council tax band C. Freehold.

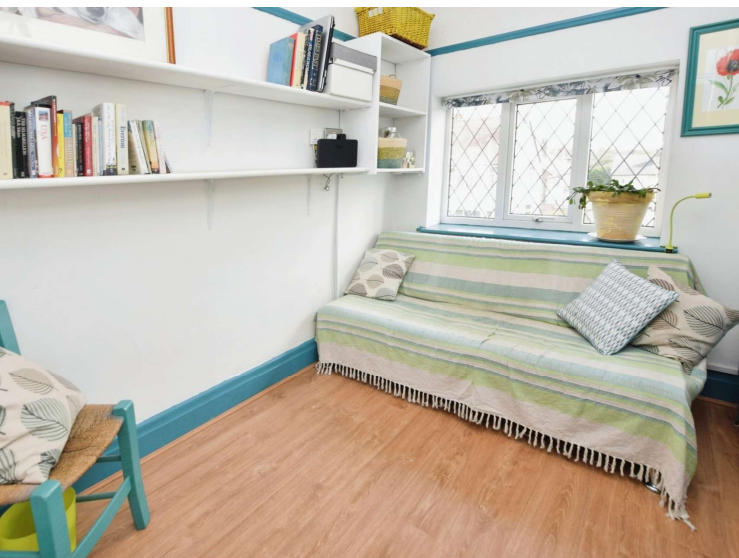


- Hallway**  
18'9" (5.72m) x 6'2" (1.88m)
- Downstairs WC**  
3'6" (1.07m) x 2'8" (0.81m)
- Lounge**  
14'9" (4.5m) Into Bay x 11'8" (3.56m)
- Sitting Room**  
13'2" (4.01m) x 11'2" (3.4m)
- Open Plan Kitchen Dining Room**  
21'7" (6.58m) Max x 17'10" (5.44m)
- Utility Room**  
10'1" (3.07m) x 6'0" (1.83m)
- Storage Room**  
17'9" (5.41m) x 6'8" (2.03m)



- Bedroom One**  
15'5" (4.7m) x 11'1" (3.38m) Into Wardrobe Recess
- Bedroom Two**  
12'7" (3.84m) x 9'6" (2.9m) Into Wardrobe Recess
- Bedroom Three** 10'0" (3.05m) x 8'7" (2.62m)
- Bedroom Four**  
8'8" (2.64m) x 6'11" (2.11m)
- Shower Room**  
9'8" (2.95m) x 5'7" (1.7m)
- Loft Room**  
16'0" (4.88m) x 13'7" (4.14m) Max

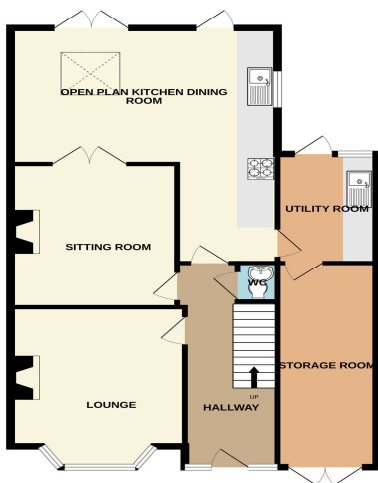








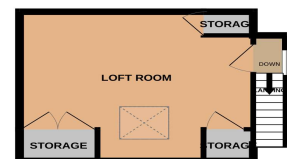
GROUND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.8 sq.m.) approx.



2ND FLOOR  
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA: 1703 sq.ft. (158.2 sq.m.) approx.

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 by any prospective purchaser. 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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