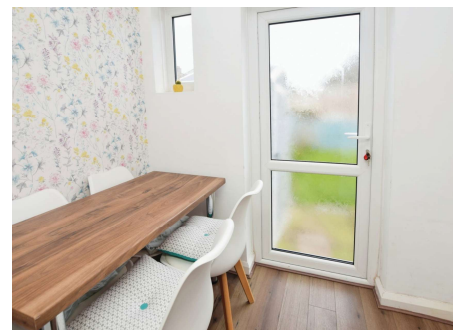




# Harding Avenue, Bebington

£200,000



**LESLEY HOOKS**  
ESTATE AGENTS





Step into this delightful end terrace home and prepare to be enchanted by its beautifully presented accommodation, ready to welcome you with open arms. Boasting uPVC double glazing and combi fired gas central heating, this cosy abode offers both comfort and convenience. As you enter, a welcoming hallway sets the tone for the rest of the home, leading you into the inviting lounge adorned with a charming feature fireplace, perfect for those cosy evenings in. The adjacent smart fitted kitchen with a dining area beckons for culinary adventures and lively gatherings with loved ones. Venture upstairs and discover three inviting bedrooms, each offering a tranquil retreat for restful nights. The three-piece bathroom awaits with its shower and shower screen over the bath, promising a refreshing start to your day. Outside, the property greets you with a driveway providing off-road parking, ensuring convenience for you and your guests. To the rear, a lovely garden awaits, complete with a patio area ideal for al fresco dining or simply unwinding amidst nature's embrace. Perfectly situated, this charming home enjoys the best of both worlds, with local shops, schools, and transport links all within easy walking distance. Whether you're seeking a peaceful haven or a hub for social gatherings, this end terrace gem offers the ideal blend of comfort, style, and convenience. Council tax band B. Freehold.



**Hallway**

15'4" (4.67m) x 5'11" (1.8m)

**Lounge**

13'0" (3.96m) x 11'10" (3.61m)

**Kitchen Dining Room**

18'0" (5.49m) x 8'3" (2.51m) Max



**Bedroom One**

11'10" (3.61m) x 10'7" (3.23m)

**Bedroom Two**

10'7" (3.23m) Into Wardrobe Recess x 8'5" (2.57m)

**Bedroom Three**

8'5" (2.57m) x 7'6" (2.29m)

**Bathroom**

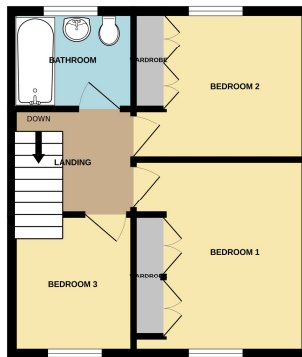
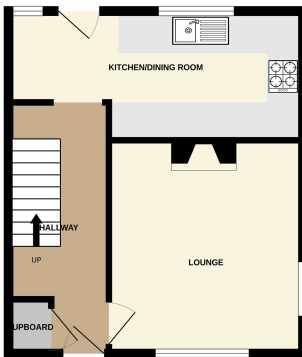
7'4" (2.24m) x 5'11" (1.8m)





GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.

We have every attempt been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, 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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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.