



# Heswall Avenue, Higher Bebington

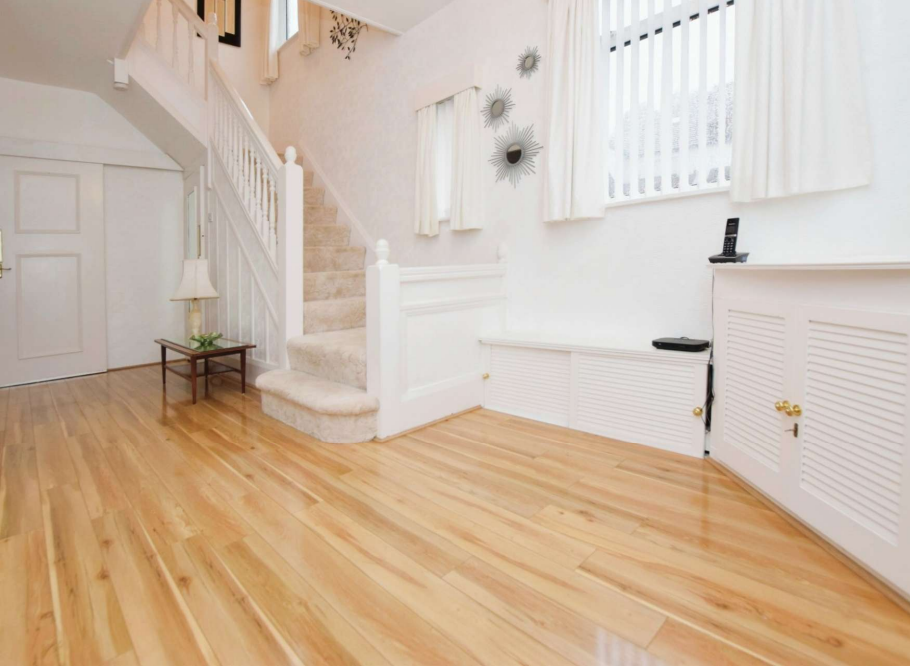
£450,000



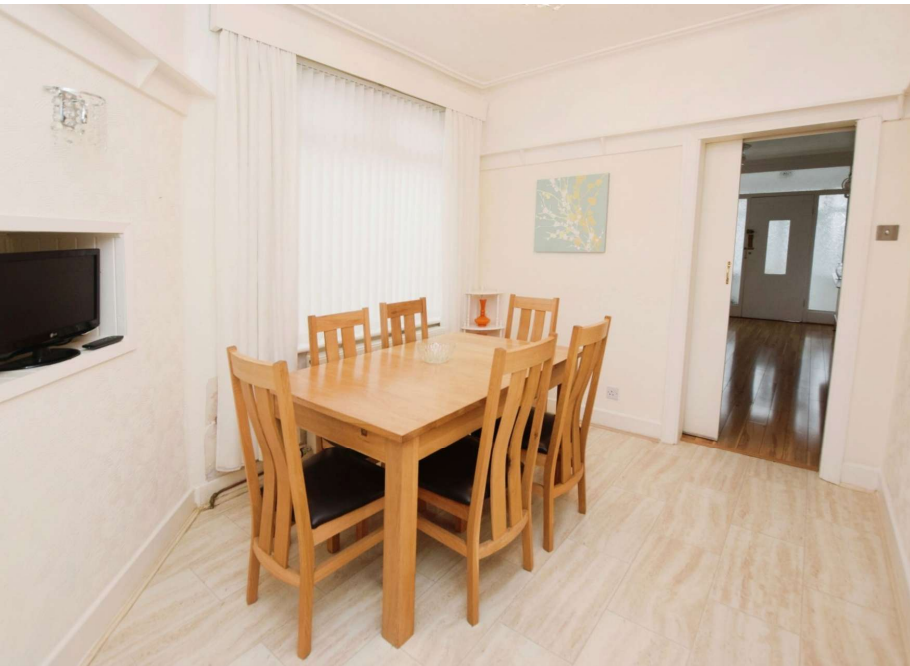
**LESLEY HOOKS**  
ESTATE AGENTS



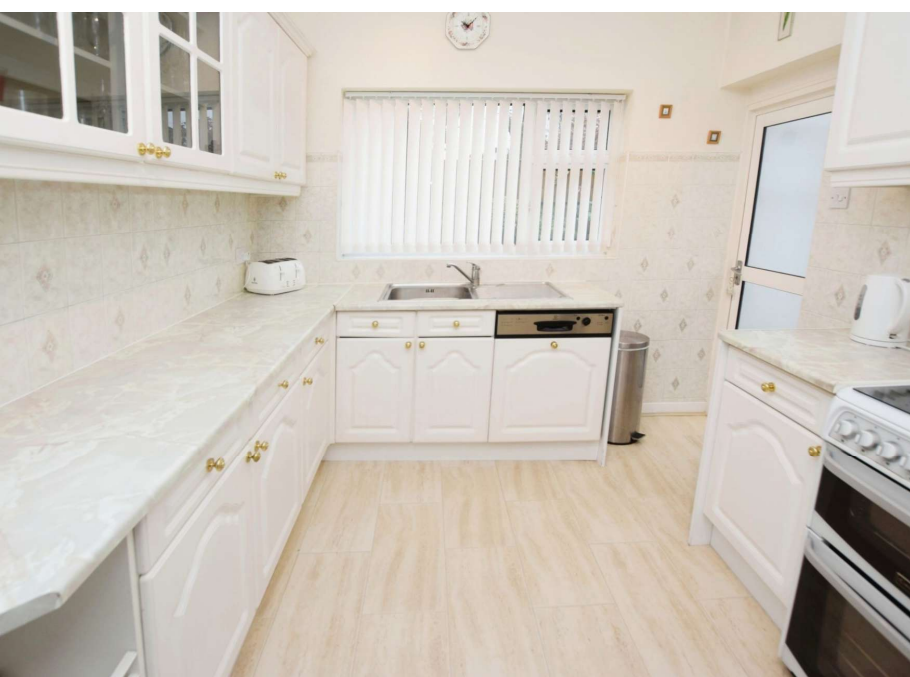




Welcome to your dream home nestled in one of Higher Bebington's most coveted neighbourhoods! This spacious semi-detached house offers an abundance of natural light, creating a warm and inviting atmosphere throughout. Boasting modern features such as uPVC double glazing and combi fired gas central heating, this home ensures both comfort and efficiency. As you step inside, you'll be greeted by a generously sized hallway adorned with laminate flooring, leading you seamlessly into the various living areas. The lounge, featuring a charming bay window and a cosy hole in the wall fireplace, invites relaxation and leisure. Adjacent, the sitting room offers another inviting fireplace and grants access to the lush garden—a perfect spot for enjoying tranquil moments or entertaining guests. The morning room and well-equipped fitted kitchen provide ample space for enjoying meals with loved ones, while the family room, with its convenient garden access, is ideal for hosting lively gatherings and celebrations. A utility room, downstairs WC, and garage access add practicality to everyday living. Venturing upstairs, you'll discover four generously proportioned bedrooms, three of which boast fitted wardrobes for ample storage. The fourth bedroom is a single and delights with its en-suite shower room, offering convenience and privacy. A three-piece family bathroom completes the upper level, ensuring comfort and functionality for the whole family. Outside, a driveway with off-road parking for several cars greets you at the front, while the delightful southerly garden at the rear provides a serene oasis for outdoor enjoyment. With no onward chain, this home presents a rare opportunity to embrace a lifestyle of comfort and convenience in a highly desirable location. Don't miss your chance to make this spacious semi-detached house your forever home! Council tax band E. Freehold.

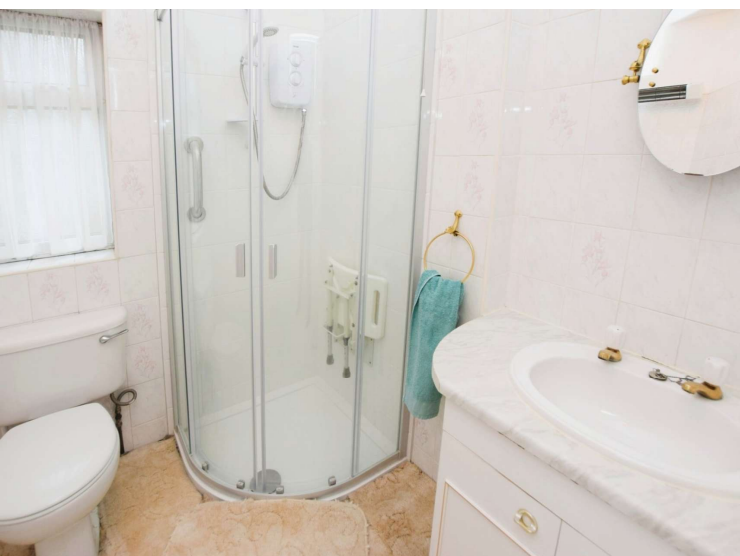


- Porch**  
6'5" (1.96m) x 3'2" (0.97m)
- Hallway**  
19'2" (5.84m) x 9'1" (2.77m)
- Lounge**  
18'3" (5.56m) Into Bay x 12'5" (3.78m)
- Sitting Room**  
15'5" (4.7m) x 12'7" (3.84m)
- Morning Room**  
11'5" (3.48m) x 9'1" (2.77m)
- Kitchen**  
10'8" (3.25m) x 9'1" (2.77m)
- Family Room**  
27'0" (8.23m) x 10'3" (3.12m)
- Utility Room**  
9'3" (2.82m) x 5'6" (1.68m)
- Downstairs WC**  
5'11" (1.8m) x 3'11" (1.19m)
- Garage** 17'0" (5.18m) x 9'8" (2.95m)



- Bedroom One**  
17'11" (5.46m) Into Bay x 12'5" (3.78m) Into Wardrobe Recess
- Bedroom Two**  
15'7" (4.75m) x 12'5" (3.78m)
- Bedroom Three**  
10'10" (3.3m) x 9'2" (2.79m)
- Bedroom Four**  
9'2" (2.79m) x 4'8" (1.42m)
- En-Suite**  
6'5" (1.96m) x 5'8" (1.73m)
- Bathroom**  
10'11" (3.33m) x 6'2" (1.88m)









GROUND FLOOR  
1302 sq.ft. (120.9 sq.m.) approx.

1ST FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA - 2076 sq.ft. (192.9 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 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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