



Langdale Road, Bebington

£280,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





This airy abode is ready to move into and offers pristine and contemporary living spaces that are sure to delight. Conveniently located within walking distance of local primary, secondary, and grammar schools, this property promises a lifestyle of ease and accessibility for families. Step inside to discover a bright and inviting interior, adorned with uPVC double glazing and combi fired gas central heating for ultimate comfort throughout the seasons. The ground floor welcomes you with a welcoming hallway that leads seamlessly into the lounge, boasting a captivating feature fireplace with a distressed timber mantle and a cosy gas stove. Open access into the dining room creates an effortless flow, perfect for entertaining guests or enjoying family meals together. The kitchen, generously sized, provides ample space for culinary adventures and everyday gatherings. Venture upstairs to find three spacious bedrooms, offering plenty of room for rest and relaxation. The stylish three-piece bathroom exudes modern elegance, complete with a shower and shower screen over the bath, ensuring a luxurious bathing experience. Outside, the property impresses with a driveway offering off-road parking for several cars and a garage, providing convenience for busy lifestyles. Meanwhile, the rear garden is a true oasis, boasting a delightful and generous space with an open aspect, perfect for outdoor enjoyment and soaking up the sunshine. The property also benefits from planning permission granted for a ground floor extension. With its immaculate presentation and desirable features, this light-filled home is ready to welcome you into a life of comfort, convenience, and style. Don't miss your chance to make it yours! Council tax band C. Freehold.



Hallway

13'2" (4.01m) x 6'5" (1.96m)

Lounge

12'7" (3.84m) Into Bay x 11'6" (3.51m)

Dining Room

11'5" (3.48m) x 11'1" (3.38m)

Kitchen

18'8" (5.69m) x 7'3" (2.21m)

Bedroom One

12'7" (3.84m) Into Bay x 11'7" (3.53m)

Bedroom Two

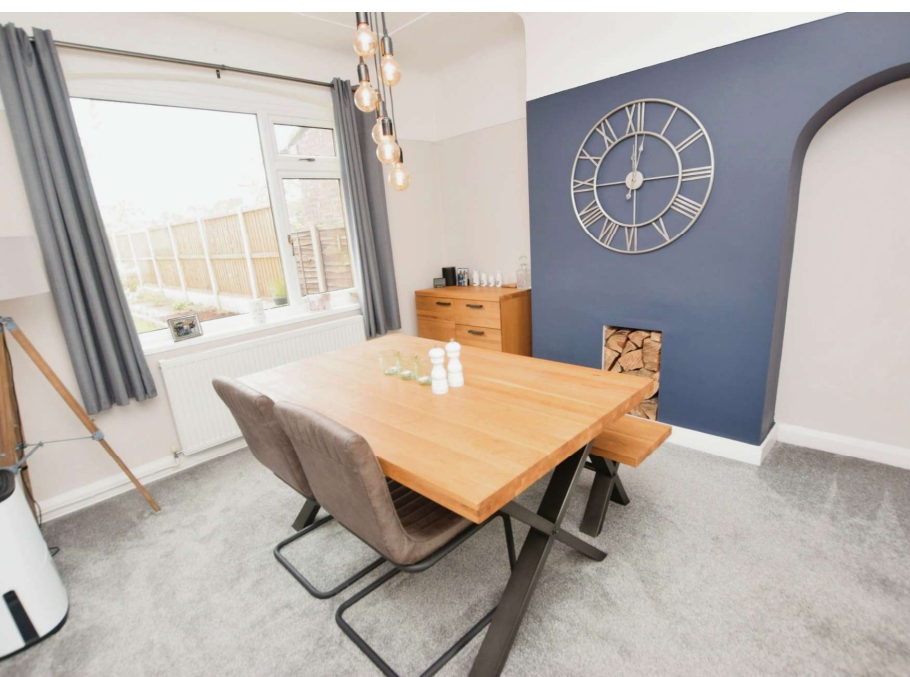
11'5" (3.48m) x 11'3" (3.43m)

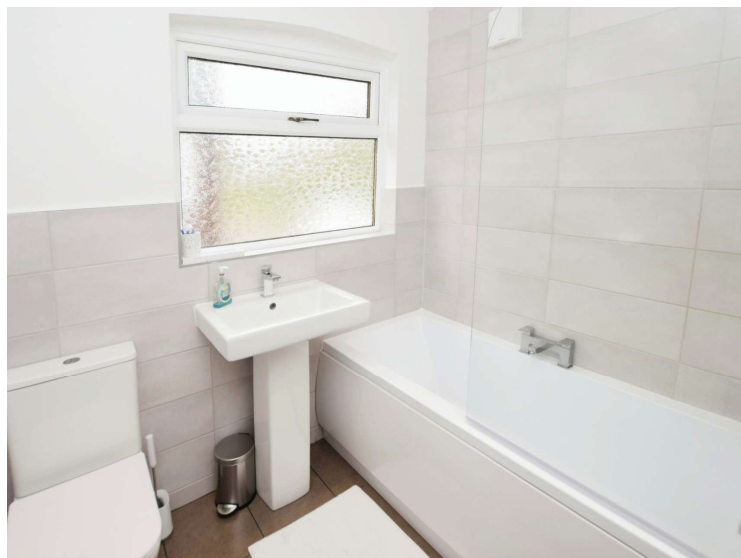
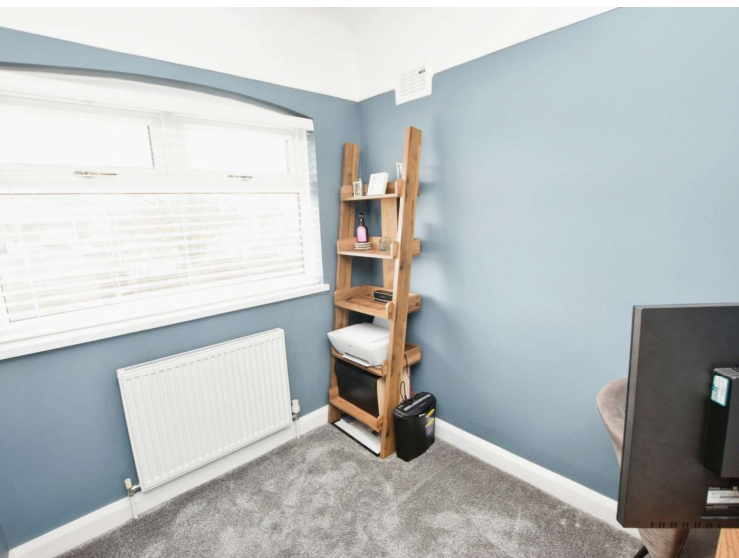
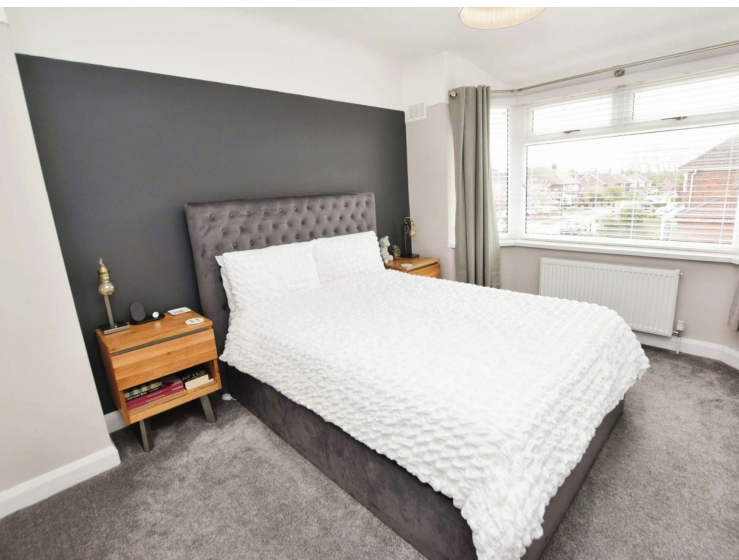
Bedroom Three

7'9" (2.36m) x 6'6" (1.98m)

Bathroom

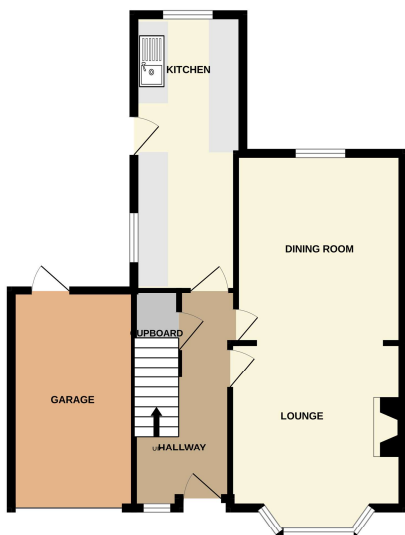
6'10" (2.08m) x 6'7" (2.01m)



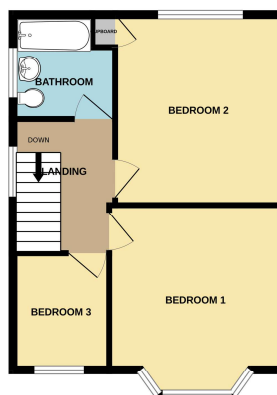




GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA - 1037 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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