



Old Chester Road, Bebington

£349,995



LESLEY HOOKS
ESTATE AGENTS





This beautiful period semi-detached home boasts ample space for a growing family with its generous accommodation. On the ground floor, there are two spacious reception rooms, the lounge having a superb feature fireplace, a convenient WC, and a useful utility room. The open-plan kitchen and family room provides a modern and sociable space for entertaining and family time. Upstairs, there are five double bedrooms, ensuring plenty of space for everyone to relax and unwind. The master bedroom benefits from a modern en-suite bathroom. The home office provides a quiet space to work from home or a sixth bedroom if needed. The bathroom is well-appointed, and the garage offers additional storage space. Outside, the south-westerly garden is perfect for enjoying the sunshine and outdoor living. Overall, this stunning property is a must-see for anyone looking for a spacious and stylish family home. Council tax band C. Freehold

Hallway

11'10" (3.61m) Max x 16'11" (5.16m) Max
Stairs to the first floor.

Downstairs WC

5'3" (1.6m) x 4'10" (1.47m)

WC and wash hand basin, window to the side.

Lounge

16'0" (4.88m) Into Bay x 11'6" (3.51m)

Feature fireplace, bay window to the front.

Sitting Room

14'9" (4.5m) x 11'4" (3.45m)

Window to the front.

Open Plan Kitchen Family Room

29'7" (9.02m) x 11'4" (3.45m) Max

Smart fitted kitchen with excellent range of units in white satin, quartz work tops, double oven, five ring gas hob, cooker hood, integrated dishwasher. integrated fridge freezer, breakfast bar, dining and seating area with two sky lights, windows to the rear and side, double doors to the side, laminate flooring.

Utility Room

7'0" (2.13m) x 5'3" (1.6m)

Space and plumbing for appliances, sink and drainer, combi boiler, window to the rear.



Master Bedroom

12'11" (3.94m) x 12'1" (3.68m) Into Wardrobe Recess

Built in slide robes, window to the front, door into the en-suite.

En-Suite

7'5" (2.26m) x 4'2" (1.27m)

Three piece suite in white comprising shower cubicle and enclosed wc and wash hand basin, fully tiled walls and floor.

Bedroom Two

15'3" (4.65m) x 11'3" (3.43m)

Built in slide robes, window to the front.

Bedroom Three 13'2" (4.01m) x 11'3" (3.43m)

Wash hand basin, window to the rear.

Home Office/Bedroom Six

10'7" (3.23m) x 5'9" (1.75m)

Built in cupboard, window to the rear.

Bathroom

6'2" (1.88m) x 5'6" (1.68m)

Three piece suite in white comprising bath with shower and shower screen over and enclosed wash hand basin and wc, fully tiled walls and floor, window to the side.

Bedroom Four

13'1" (3.99m) x 11'9" (3.58m)

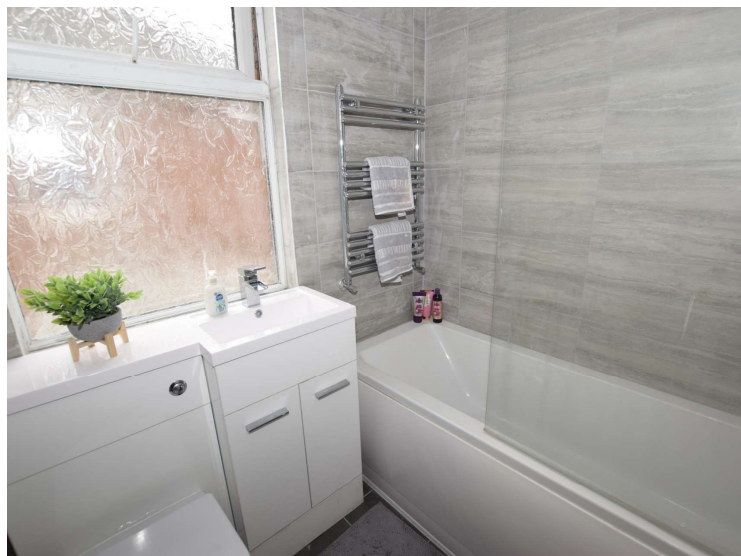
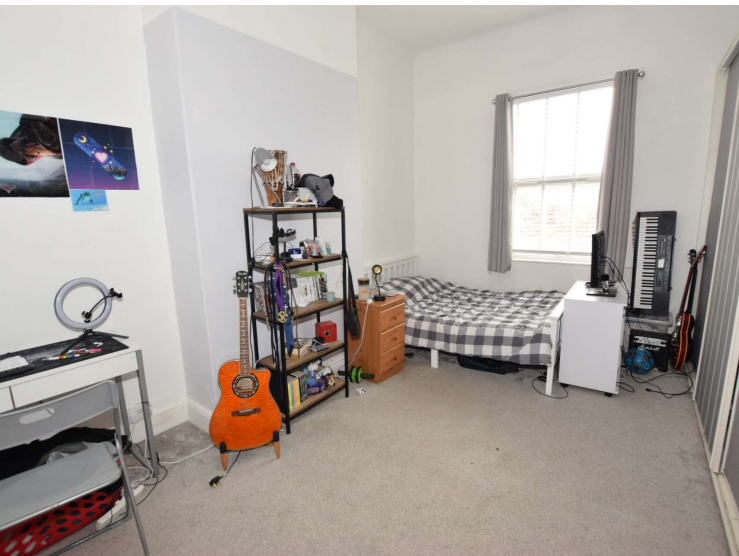
Built in slide robes, window to the rear.

Bedroom Five

16'11" (5.16m) x 5'10" (1.78m)

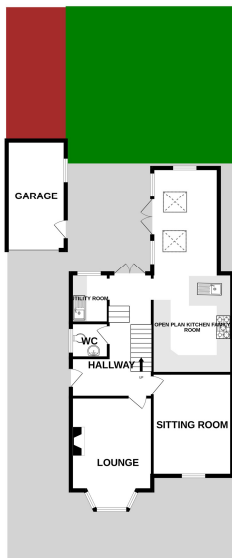
Mezzanine bedroom, sky light, window to the rear.







GROUND FLOOR
990 sq ft. (91.3 sq m.) approx.



1ST FLOOR
667 sq ft. (62.0 sq m.) approx.



2ND FLOOR
302 sq ft. (28.0 sq m.) approx.



TOTAL FLOOR AREA: 1960 sq ft. (181.3 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 guidance 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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