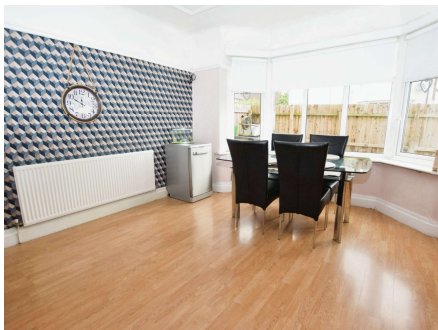




Woodburn Boulevard, Bebington

£280,000



LESLEY HOOKS
ESTATE AGENTS





This spacious, light and airy semi-detached house is nestled in a highly sought-after and convenient area. As you step into the property, you're greeted by a welcoming hallway that sets the tone for what awaits inside. The front lounge is an inviting space, perfect for relaxing and unwinding after a long day. With ample natural light streaming through the windows, it's an ideal spot to enjoy quality time with family and friends. The heart of the home lies in the open plan dining room and kitchen, where modern living meets functionality. The dining area is spacious enough to accommodate gatherings, while the kitchen boasts ample storage space. For those who love to connect with nature, the conservatory offers a delightful retreat. Enjoy the beauty of the outdoors while staying comfortably sheltered from the elements.

Upstairs, you'll find three, really good-sized bedrooms, providing ample space for a growing family or accommodating guests. Each room offers comfort and tranquility, ensuring a peaceful night's rest. The stylish bathroom is tastefully designed with modern fixtures and fittings, providing a luxurious space to refresh and rejuvenate. Outside, the property boasts a driveway, offering convenient off-street parking for multiple vehicles. The real gem of this home, however, is the delightful garden. A haven of greenery and beauty, it's the perfect place to bask in the sunshine, entertain, or simply unwind in your own private oasis.

This charming semi-detached house presents a wonderful opportunity to enjoy both the comforts of modern living and the tranquility of a sought-after neighborhood. Don't miss the chance to make this house your dream home. Ideally situated just off Kings Lane, the property is within easy reach of local shops, schools and transport links. Council tax band C. Freehold.



Hallway

14'0" (4.27m) x 6'0" (1.83m)

Lounge

14'1" (4.29m) Into Bay x 11'1" (3.38m)

Dining Room

13'0" (3.96m) x 12'11" (3.94m) Into

Kitchen

9'1" (2.77m) x 6'1" (1.85m)

Conservatory

11'0" (3.35m) x 10'0" (3.05m)

Bedroom One

14'1" (4.29m) Into Bay x 11'0" (3.35m)

Bedroom Two

13'0" (3.96m) x 12'0" (3.66m) Into Bay

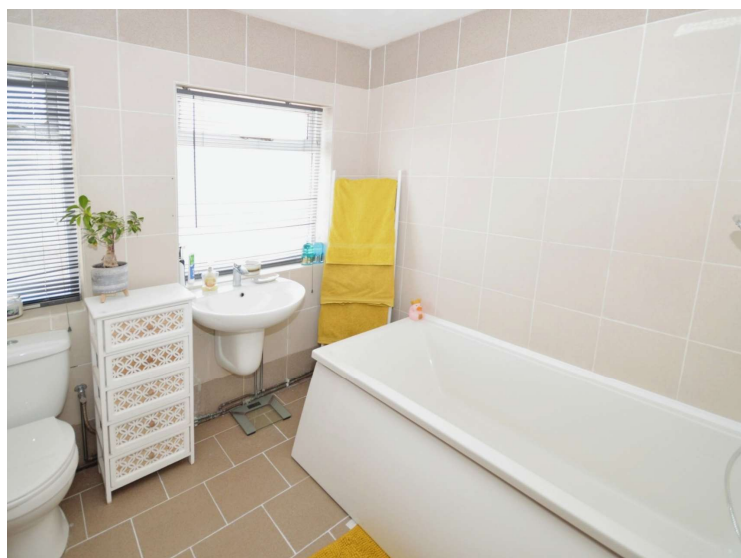
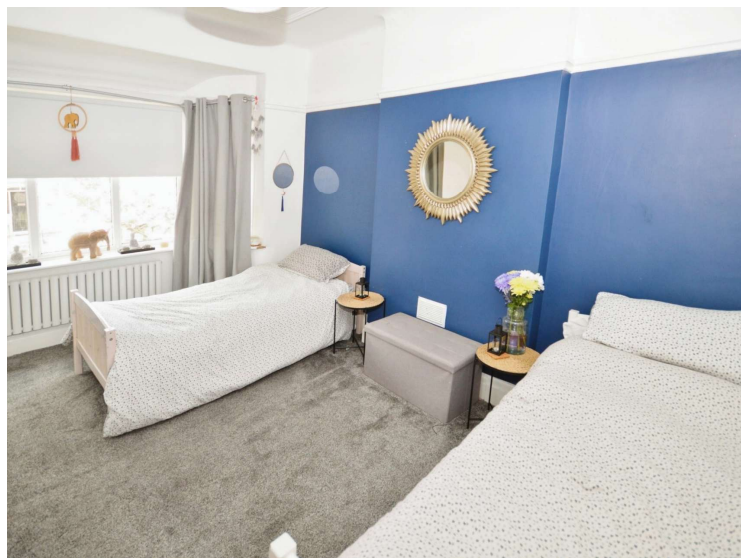
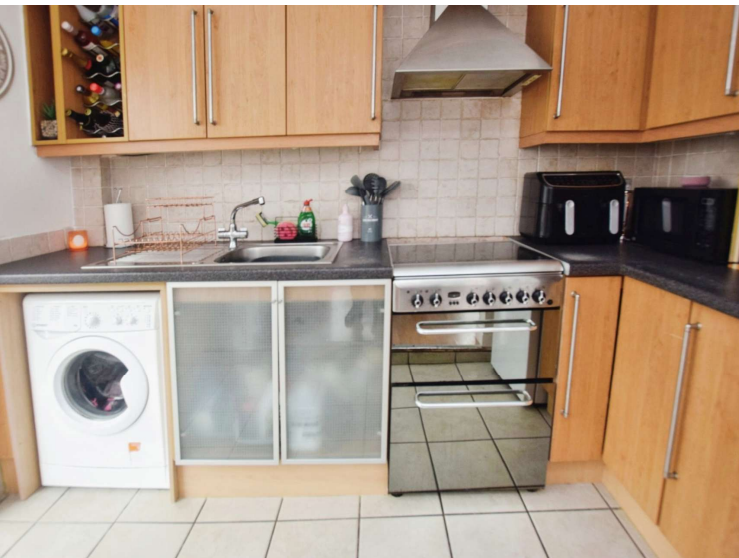
Bedroom Three

8'1" (2.46m) x 6'11" (2.11m)

Bathroom

7'10" (2.39m) x 7'1" (2.16m)

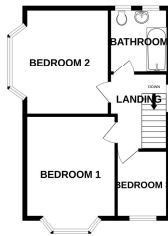
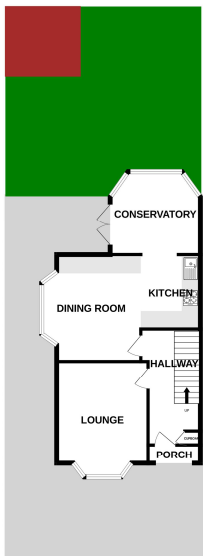






GROUND FLOOR
570 sq ft. (52.9 sq m.) approx.

1ST FLOOR
407 sq ft. (37.6 sq m.) approx.



TOTAL FLOOR AREA: 1037 sq ft. (96.4 sq m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, volumes, areas and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made regarding their condition or operation.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.