



Woodburn Boulevard, Bebington

£270,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





This delightful semi-detached family home sits on a spacious corner plot and is ideally located within walking distance of local shops, schools, and convenient transport links. Designed for comfort and modern family living, the home is fitted with uPVC double glazing and efficient combi-fired gas central heating. The welcoming layout begins with a bright hallway that leads into a cosy lounge featuring a charming bay window. The heart of the home is the open-plan kitchen and dining area, which flows effortlessly into a sunlit conservatory—perfect for relaxing or entertaining. Upstairs, you'll find three generously sized bedrooms, two of which feature elegant bay windows that bring in plenty of natural light. The stylish three-piece bathroom is both practical and beautifully finished. Outside, the home offers a driveway with off-road parking at the front, while the rear garden provides a lovely, private space complete with a patio area—ideal for enjoying warm days and outdoor gatherings. 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 Bay

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

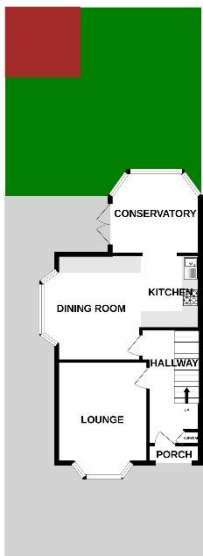
7'10" (2.39m) x 7'1" (2.16m)



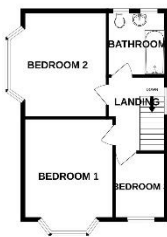




GROUND FLOOR
NOT TO SCALE



FIRST FLOOR
NOT TO SCALE



TOTAL FLOOR AREA: 1037 sq ft (95.4 sq m) APPROX.

These plans are provided for information only and are not intended to be used for any legal purpose. The seller is not responsible for any errors or omissions in these plans. The seller is not responsible for any errors or omissions in these plans. The seller is not responsible for any errors or omissions in these plans.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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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