



# 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 a newly installed combi boiler ensuring efficient 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)



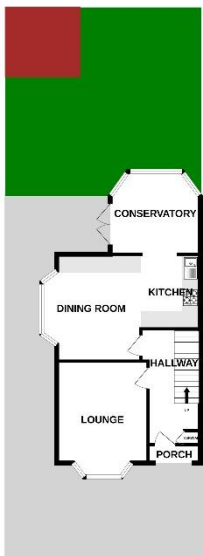




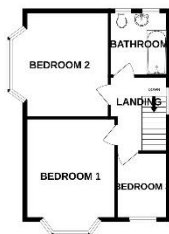




GROUND FLOOR  
NOT TO SCALE



FIRST FLOOR  
NOT TO SCALE



TOTAL FLOOR AREA: 1037 sq ft (96.4 sq m) approx.

These plans are intended to provide a general impression of the property and are not intended to be used as a basis for any legal proceedings. The plans are not to scale and are not intended to be used as a basis for any legal proceedings. The plans are not to scale and are not intended to be used as a basis for any legal proceedings.

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

### Contact Us:

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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.