



# Plane Tree Road, Bebington

£220,000



**LESLEY HOOKS**  
ESTATE AGENTS





Step into the inviting warmth of this charming semi-detached house nestled in a sought-after residential location, where convenience meets comfort. Perfectly situated within a leisurely stroll of local primary, secondary, and grammar schools, it offers the ideal setting for families seeking educational accessibility. This home exudes modernity and practicality with its uPVC double glazing and combi-fired gas central heating, ensuring year-round comfort and energy efficiency. As you enter, a welcoming hallway leads the way to discover the thoughtful layout, including a convenient downstairs WC for added convenience. The heart of the home awaits in the spacious lounge dining room, perfect for cosy evenings with loved ones or entertaining guests. Adjacent, the fitted kitchen beckons culinary adventures, while a utility area adds functionality to everyday tasks. Upstairs, three generously sized bedrooms offer peaceful retreats, each promising comfort and tranquility. A stylish three-piece bathroom awaits, complete with a shower and shower screen over the bath, providing a relaxing sanctuary for unwinding after a long day. Outside, the property boasts both practicality and charm. A driveway with off-road parking ensures convenience, leading to the garage for added storage solutions. Meanwhile, the rear garden beckons with its delightful ambiance, featuring a serene patio area ideal for al fresco dining or simply basking in the sunshine. With its blend of modern amenities, functional layout, and desirable location, this semi-detached house offers a lifestyle of comfort and convenience, waiting to welcome you home. Council tax band B. Freehold.



**Hallway**  
10'9" (3.28m) x 6'6" (1.98m)  
**Downstairs WC**  
5'11" (1.8m) x 2'10" (0.86m)  
**Lounge Dining Room**  
20'3" (6.17m) x 11'10" (3.61m)  
**Kitchen**  
12'2" (3.71m) x 10'8" (3.25m) Max  
**Utility Area**  
17'11" (5.46m) x 3'9" (1.14m)



**Bedroom One**  
17'9" (5.41m) x 10'7" (3.23m)  
**Bedroom Two**  
11'11" (3.63m) x 10'11" (3.33m)  
**Bedroom Three**  
9'7" (2.92m) x 8'11" (2.72m)  
**Bathroom**  
7'10" (2.39m) x 5'6" (1.68m)





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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 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.  
Made with Metropix (2022)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Contact Us:

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