



Beechway, Bebington

£325,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Welcome to this stunning and contemporary semi-detached home, perfectly designed for families seeking both space and an excellent location. This beautiful residence features uPVC double glazing and combi fired gas central heating, ensuring comfort and energy efficiency throughout. Upon entering, you are greeted by a generous hallway that sets the tone for the spaciousness of this home. The lounge offers a cosy retreat, while the open plan sitting and dining room provides a versatile space ideal for entertaining or family gatherings. The smartly fitted kitchen is both stylish and functional, making meal preparation a joy. For added convenience, there is a downstairs WC. Upstairs, the home boasts four well-appointed bedrooms, providing ample space for the whole family. The stylish four-piece bathroom is a haven of relaxation, featuring modern fixtures and finishes. The exterior of the property is equally impressive. The front driveway offers off-road parking for several cars, making it easy to accommodate multiple vehicles. To the rear, you will find a delightful garden with a patio area, perfect for outdoor dining, relaxation, and play. This home combines contemporary design with practical features, making it an ideal choice for families looking for a blend of space, style, and a prime location. Council tax band C. Freehold.



Hallway

19'7" (5.97m) x 6'10" (2.08m)

Lounge

13'4" (4.06m) Into Bay x 11'4" (3.45m)

Dining Room

11'11" (3.63m) x 11'4" (3.45m)

Sitting Room

10'1" (3.07m) x 9'7" (2.92m)

Kitchen

22'9" (6.93m) x 8'5" (2.57m)

WC

4'0" (1.22m) x 2'6" (0.76m)



Bedroom One

13'10" (4.22m) Into Bay x 11'5" (3.48m)

Bedroom Two

11'11" (3.63m) x 11'4" (3.45m)

Bedroom Three

14'4" (4.37m) x 7'10" (2.39m)

Bedroom Four 9'3" (2.82m) x 6'10" (2.08m)

Bathroom

9'6" (2.9m) x 6'7" (2.01m)

Garage

14'4" (4.37m) x 7'10" (2.39m)





GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.

FIRST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1385 sq.ft. (128.7 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of plots, buildings, fixtures and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The seller is not responsible for any errors or omissions in this prospectus presentation. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or effectiveness for the future.
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