



Shallmarsh Road, Higher

£675 PCM



LESLEY HOOKS
ESTATE AGENTS





Discover the charm of this immaculate and deceptively spacious ground floor flat, nestled in the highly sought-after neighbourhood of Higher Bebington. Perfectly maintained, this home boasts uPVC double glazing and efficient gas central heating for year-round comfort. Step inside to a welcoming hallway that leads you into a light and airy lounge, ideal for relaxing or entertaining. The fitted kitchen is equipped with everything you need for culinary adventures. Retreat to the generously-sized double bedroom, featuring fitted slide robes that offer ample storage space. The three-piece bathroom is both stylish and practical, complete with a shower above the bath. Set in the tranquil and picturesque area of Higher Bebington, this flat offers a peaceful retreat while still being conveniently located near local amenities. The property is within walking distance of all the shops and amenities of Higher Bebington. Motorway networks with links to Liverpool and Chester are a five minute drive away. Don't miss the chance to make this delightful property your new home. Council tax band A. Energy rating C.



Hallway

18'0" (5.49m) x 3'1" (0.94m)

Laminate flooring.

Lounge

15'0" (4.57m) x 11'0" (3.35m)

Laminate flooring, fireplace with modern surround and electric fire, window to the front.

Kitchen

9'10" (3m) x 8'1" (2.46m)

Fitted kitchen with range of units in white at both eye and floor level, contrasting work tops, oven, four ring gas hob, cooker hood, space and plumbing for appliances, tiled flooring, door and window to the rear.

Bedroom

12'0" (3.66m) x 8'1" (2.46m) To Wardrobe

Excellent range of fitted wardrobes with sliding doors, door into cupboard, window to the front.

Bathroom

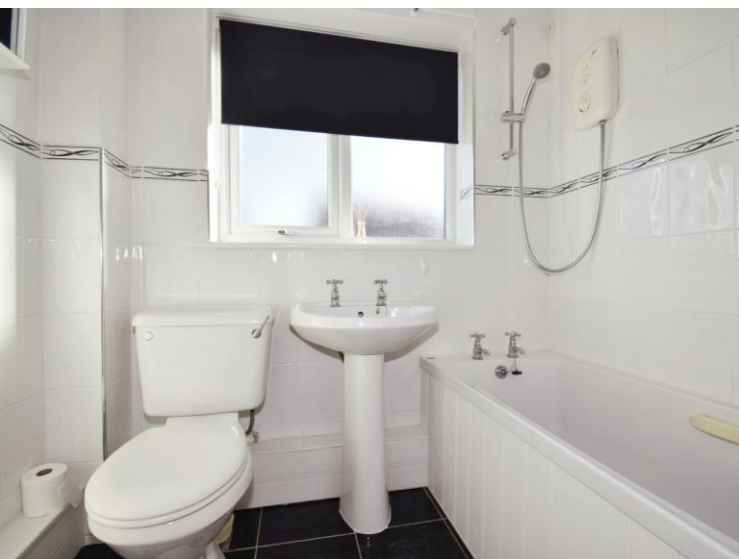
6'1" (1.85m) x 6'1" (1.85m)

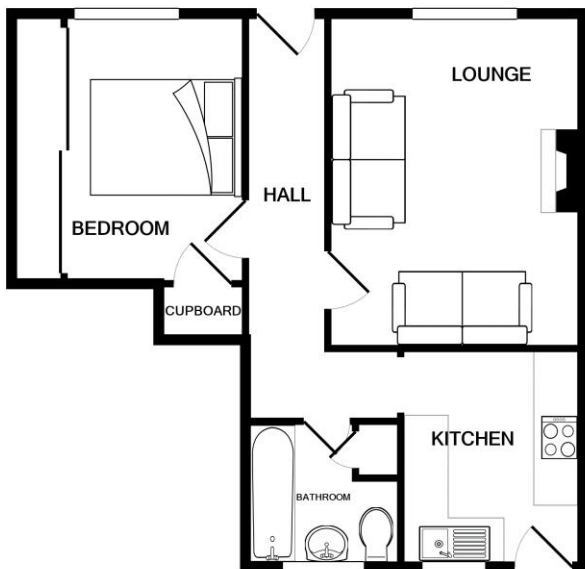
Three piece suite in white comprising bath with shower over, wash hand basin and wc, towel rail, built in cupboard, tiled flooring, window to the rear.

Outside


To the front of the property there is a lovely garden laid to lawn.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 Plus) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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