



Beresford Ave, Bebington

Offers Over £225,000



LESLEY HOOKS
ESTATE AGENTS





360 VIRTUAL TOUR Welcome to this charming semi-detached house, an immaculate gem ready to welcome its new owners! Perfectly suited for first-time buyers or growing families, this home boasts all the features you could desire for comfortable living. As you step through the porch into the hallway, you'll immediately feel the warmth and homeliness of this property. The dining room, adorned with a bow bay window, invites in natural light and offers a cosy space for family meals or entertaining guests. Adjacent, the lounge beckons with its inviting atmosphere, complete with a door leading seamlessly into the conservatory, where you can relax and enjoy views of the delightful garden. The fitted kitchen is a chef's dream, providing ample space for culinary creations and everyday cooking needs. Upstairs, you'll discover three spacious bedrooms, ensuring plenty of room for everyone to unwind and rest peacefully. The stylish bathroom, featuring a sleek three-piece suite in white, offers a tranquil retreat for unwinding after a long day. Outside, the property impresses further with a concrete impressed driveway at the front, ensuring convenient off-road parking for you and your guests. To the rear, the most delightful garden awaits, basking in a southerly aspect that promises sunny days and enjoyable outdoor moments. Plus, there's an outhouse with a utility room, offering additional storage space and practicality for your everyday needs. In summary, this home is more than just a house – it's a place where memories will be made, laughter shared, and dreams realized. Don't miss your chance to make it yours! Council tax band C. Freehold.



Hallway

12'11" (3.94m) x 6'1" (1.85m)

Dining Room

13'8" (4.17m) Into Bay x 12'2" (3.71m)

Lounge

12'6" (3.81m) x 11'6" (3.51m)

Conservatory

9'2" (2.79m) x 9'0" (2.74m)

Kitchen

9'0" (2.74m) x 6'5" (1.96m)



Bedroom One

14'3" (4.34m) Into Bay x 10'8" (3.25m)

Bedroom Two

11'11" (3.63m) x 11'7" (3.53m)

Bedroom Three

8'11" (2.72m) x 7'0" (2.13m)

Bathroom

6'5" (1.96m) x 6'5" (1.96m)





GROUND FLOOR
1023 sq ft (295.2 sq m) approx.

1ST FLOOR
402 sq ft (117.2 sq m) approx.



TOTAL FLOOR AREA: 1006 sq ft (101.7 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and other parts are approximate and are for information only. No responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only and does not constitute an offer of any prospective purchase. The services, systems and apparatus shown have not been tested and are provided as they are available or otherwise open for view.
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