



Rowan Court, Higher Bebington

£140,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this immaculately presented second-floor flat, nestled in a highly sought-after location, perfect for those who appreciate convenience and modern living. Just a short stroll from local shops and amenities, this home offers both comfort and practicality. Step inside to a welcoming hallway, complete with built-in storage cupboards, providing ample space for all your essentials. The open-plan lounge, dining room, and fitted kitchen create a spacious and versatile living area, perfect for entertaining or simply unwinding after a busy day. The flat boasts two generously sized bedrooms, with the master bedroom featuring an en-suite shower room for added luxury. A well-appointed three-piece bathroom serves the second bedroom and guests. Enjoy the benefits of uPVC double glazing and efficient electric heating throughout, ensuring a cosy and energy-efficient home. Outside, you'll find an allocated parking bay, adding to the convenience of this fantastic property. With no onward chain, this flat is ready for you to move in and start making memories. Don't miss the opportunity to make this beautiful home your own! Leasehold property. Council tax band B. Ultrafast broadband.



Open Plan Lounge, Dining Room and Kitchen

24'4" (7.42m) x 11'1" (3.38m)

Bedroom One

11'9" (3.58m) x 8'9" (2.67m)

En-Suite

6'4" (1.93m) x 5'8" (1.73m) Max

Bedroom Two

11'9" (3.58m) x 8'0" (2.44m)

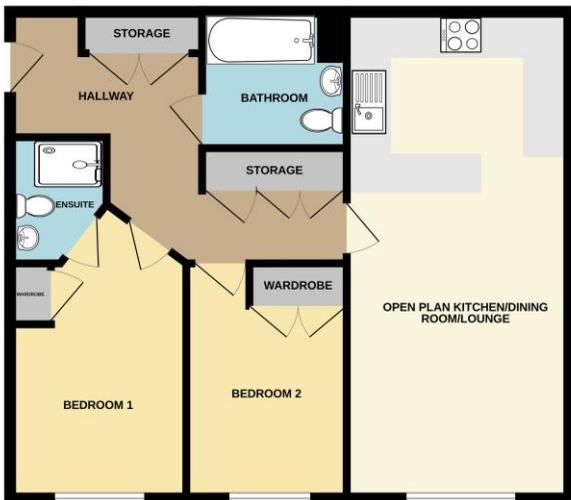
Bathroom

7'2" (2.18m) x 6'10" (2.08m)





GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the foregoing information, Lesley Hooks, its agents, and any other persons are not responsible for any errors, omissions or misstatements. The plan is for information purposes only and does not constitute an offer of any property. The services, systems and appliances shown have not been tested and no guarantee is made regarding their condition or performance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 Plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Contact Us:

0151 644 6000
 lesley@lesleyhooks.co.uk
 6 Church Road, Bebington,
 Wirral, Merseyside, CH63 7PH

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.