



# Rowan Court, Higher Bebington

£135,000



**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

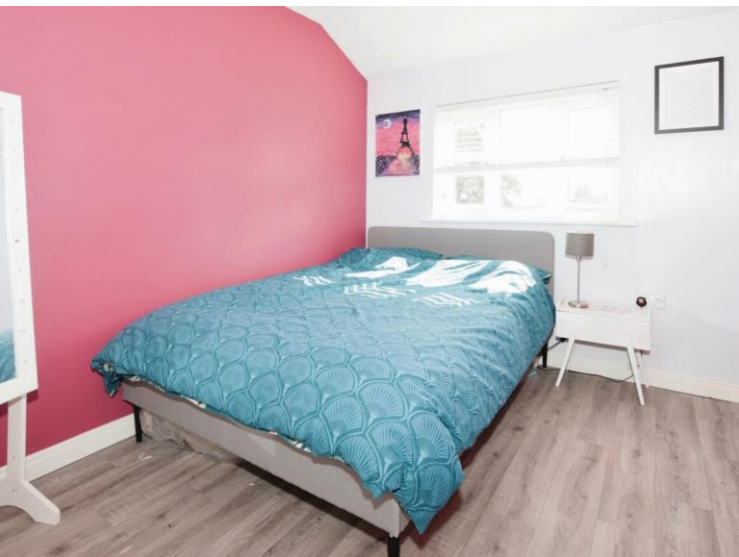
6'4" (1.93m) x 5'8" (1.73m) Max

### Bedroom Two

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

### Bathroom

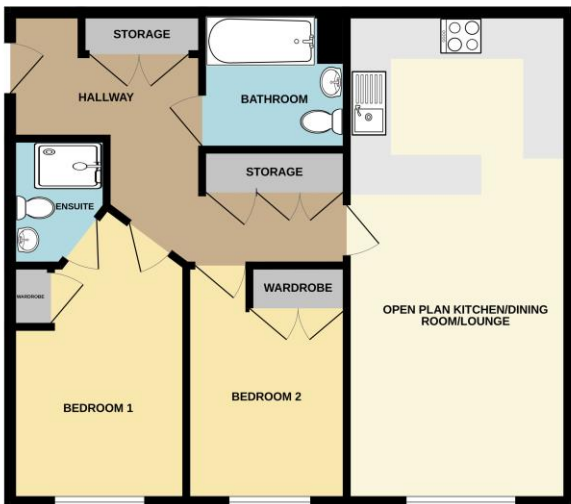
7'2" (2.18m) x 6'10" (2.08m)







GROUND FLOOR



While every effort has been made to ensure the accuracy of the foregoing information, the advertiser, vendor, agent and any other persons are not responsible for any errors, omissions or misstatements. The value for sale is an estimate only and should not be used for any purpose other than as a guide. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or efficiency. Please note: the value is an estimate only and should not be used for any purpose other than as a guide.

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

### Contact Us:

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