



Pulford Road, Bebington

£350,000



LESLEY HOOKS
ESTATE AGENTS





This charming and attractive semi-detached house sits on a generous plot, offering plenty of potential for extension, subject to planning permission. Perfectly suited for a family, it boasts a prime location within walking distance of local primary, secondary, and grammar schools. The property features uPVC double glazing and a combi-fired gas central heating system, ensuring comfort and energy efficiency. Inside, the welcoming hallway showcases a beautiful stained glass window, leading to a convenient downstairs WC. The spacious lounge, complete with a feature fireplace and bay window, provides a cosy retreat, while the sitting room, also featuring a fireplace, opens out to the garden, creating an inviting space for relaxation. A morning room and a well-appointed kitchen complete the ground floor. Upstairs, the house offers three generously sized double bedrooms, a three-piece bathroom, and a separate WC, providing ample space for a growing family. Outside, the front of the property includes a driveway with off-road parking for several cars. The side of the house boasts a large garden, while the rear garden features a patio area and a delightful summer house, perfect for outdoor enjoyment and entertaining. Council tax band C, Freehold. Ultrafast broadband.



Hallway

12'8" (3.86m) x 7'10" (2.39m)

Downstairs WC

4'7" (1.4m) x 2'7" (0.79m)

Lounge

15'2" (4.62m) Into Bay x 11'6" (3.51m)

Sitting Room

14'6" (4.42m) x 11'4" (3.45m)

Morning Room

10'8" (3.25m) x 9'9" (2.97m)

Kitchen

8'8" (2.64m) x 7'9" (2.36m)



Bedroom One

16'9" (5.11m) Into Bay x 11'4" (3.45m)

Bedroom Two

13'0" (3.96m) x 11'8" (3.56m)

Bedroom Three

9'8" (2.95m) x 8'0" (2.44m)

Bathroom 8'2" (2.49m) x 4'9" (1.45m)

Separate WC

4'8" (1.42m) x 2'8" (0.81m)





GROUND FLOOR

1ST FLOOR



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While every attempt has been made to ensure the accuracy of this floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used in conjunction with the actual property.

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.