



# Fairacres Road, Bebington

£300,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS





Nestled in a highly sought-after location, this delightful semi-detached house offers a charming blend of elegance and comfort. Its light and airy design creates a spacious environment perfect for modern living. As you step inside, you'll immediately notice the inviting hallway that leads you into the heart of the home. The lounge, with its cosy feature fireplace, sets the tone for relaxation and family gatherings. Adjacent is the sitting room, which also boasts a beautiful feature fireplace with a real fire, providing a warm ambiance. The sitting room seamlessly opens into the sun room, allowing natural light to flood the space, creating a bright and cheerful atmosphere. For those who enjoy culinary pursuits, the morning room offers an open plan layout that flows into the kitchen, making meal preparation and entertaining a joy. The uPVC double glazing and combi-fired gas central heating ensure comfort and efficiency throughout the seasons. Upstairs, the beautiful stained glass window sets an elegant tone and you'll find three generously sized bedrooms, each thoughtfully designed to provide a peaceful retreat. The stylish four-piece bathroom offers a touch of luxury with its contemporary fittings and finishes. Outside, the property continues to impress with a driveway at the front, providing convenient off-road parking. The rear garden is truly a gem, offering a divine escape with its meticulously landscaped design and a patio area perfect for alfresco dining. The garden enjoys a sunny southerly aspect, making it an ideal spot for relaxation and outdoor activities. Situated within walking distance of local shops, schools, and transport links, this charming home combines convenience with style. Whether you're a growing family or looking for a serene place to settle down, this property is a perfect choice. Council tax band C. Freehold. Ultrafast broadband.



**Hallway**

13'8" (4.17m) x 7'4" (2.24m)

**Lounge**

14'1" (4.29m) Into Bay x 11'10" (3.61m)

**Sitting Room**

13'6" (4.11m) x 11'10" (3.61m)

**Sun Room**

11'7" (3.53m) x 9'11" (3.02m)

**Morning Room**

9'7" (2.92m) x 9'0" (2.74m) Into Bay

**Kitchen**

11'7" (3.53m) x 7'5" (2.26m)



**Bedroom One**

14'0" (4.27m) Into Bay x 12'0" (3.66m)

**Bedroom Two**

13'8" (4.17m) x 11'11" (3.63m)

**Bedroom Three**

8'1" (2.46m) x 7'5" (2.26m)

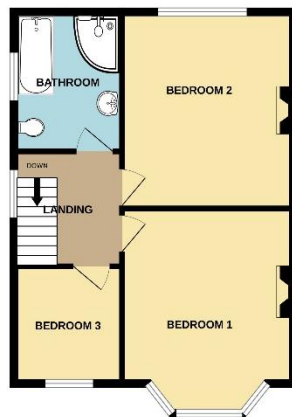
**Bathroom** 9'4" (2.84m) x 7'6" (2.29m)





GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.3 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan provided, any measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any errors.

**Contact Us:**

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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.