



# Heyville Road, Bebington

£300,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this light and airy semi-detached house in the highly sought-after area of Bebington. Perfectly positioned within walking distance of local primary, secondary, and grammar schools, this property is ideal for families looking for convenience and quality living. Lovingly modernised by its current owners, this home is move-in ready, featuring uPVC double glazing and combi fired gas central heating throughout. As you enter, you'll be greeted by a welcoming hallway leading to a charming lounge, boasting a Victorian-style cast iron fireplace and a box bay window that floods the room with natural light. The sitting room, with its feature fireplace and log burner, mood lighting to the ceiling, and double doors that open out to the garden, offers a cozy yet contemporary space for relaxation. The open access into the smartly fitted kitchen ensures that this area is perfect for both everyday living and entertaining. Upstairs, the property offers three generously sized bedrooms, each designed for comfort and style. The stylish three-piece bathroom, complete with a shower and screen over the bath, provides a modern and relaxing space. The exterior of the property is just as impressive. The front of the house features a driveway with off-road parking, while the rear boasts a stunning garden with a patio area that enjoys a desirable south-westerly aspect, perfect for outdoor dining and relaxation. With no onward chain, this property is a fantastic opportunity for those looking to settle into a beautiful home in a prime location without any hassle. Don't miss the chance to make this exquisite house your new home! Council tax band C. Freehold. Ultrafast broadband.



**Hallway**

17'0" (5.18m) x 6'2" (1.88m)

**Lounge**

12'7" (3.84m) Into Bay x 12'0" (3.66m)

**Sitting Room**

13'5" (4.09m) x 12'4" (3.76m)

**Kitchen**

14'7" (4.45m) x 7'10" (2.39m)

**Bedroom One**

14'2" (4.32m) Into Bay x 11'5" (3.48m)

**Bedroom Two**

11'5" (3.48m) x 11'11" (3.63m)

**Bedroom Three**

8'10" (2.69m) x 6'1" (1.85m)

**Bathroom**

6'0" (1.83m) x 6'4" (1.93m)





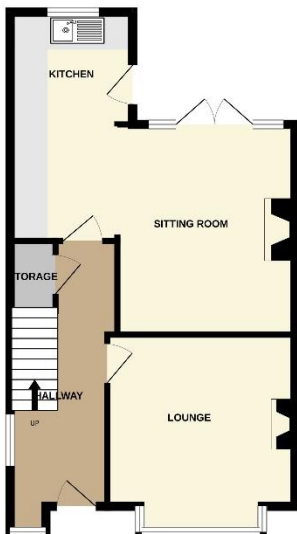






GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for only prospective purchasers. The location, appearance and specifications shown have not been tested and no guarantee is made with respect to accuracy or efficiency of any item shown.

**Contact Us:**

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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