



# Ffrancon Drive, Wirral

£325,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this stylish and light-filled semi-detached home, perfect for modern family living. As you step through the welcoming hallway, you're greeted by a spacious lounge that seamlessly flows into an open-plan kitchen and dining room—ideal for entertaining and everyday life. The house offers four well-sized bedrooms, with the loft bedroom boasting an en-suite for added convenience. A luxurious four-piece bathroom serves the rest of the home.

The outdoor space is a real gem, featuring a south-westerly facing garden that captures the sunlight all day. There's also a versatile outbuilding with its own WC, offering endless possibilities as a bar, snug, home office, or extra storage. Completing this wonderful property is a driveway providing ample parking. The home benefits from combi central heating and is fully uPVC double glazed. Situated in a popular residential area, the property is within walking distance of local primary and secondary schools. There is an excellent array of shops just five minute walk away on Higher Bebington parade. Motorway networks with links to Liverpool and Chester are a ten minute drive away. Freehold. Council Tax Band C.



#### **Hallway**

14'9" (4.5m) x 6'6" (1.98m)

#### **Lounge**

15'11" (4.85m) Into Bay x 12'2" (3.71m)

#### **Open Plan Kitchen Dining Room**

16'10" (5.13m) Max x 19'11" (6.07m) Max

#### **Bedroom One**

15'6" (4.72m) Into Bay x 12'3" (3.73m) Max

#### **Bedroom Two**

16'10" (5.13m) Into Bay x 11'4" (3.45m) Max

#### **Bedroom Three**

10'2" (3.1m) x 6'5" (1.96m)

#### **Bathroom**

9'3" (2.82m) x 7'3" (2.21m)

#### **Bedroom Four**

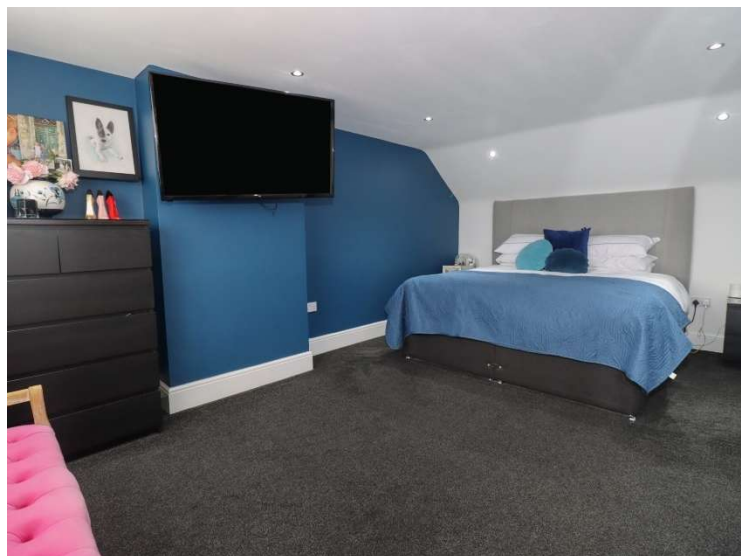
16'11" (5.16m) x 10'11" (3.33m)

#### **En-Suite**

6'11" (2.11m) x 7'0" (2.13m)







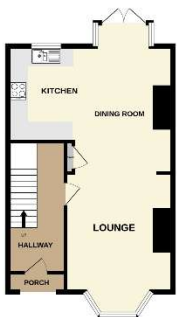




GROUND FLOOR

FIRST FLOOR

TOP FLOOR



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>		74
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 5/2019

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