



# Oakleigh Grove, Bebington

£175,000



**LESLEY HOOKS**  
ESTATE AGENTS





This delightful and charming terraced cottage is nestled in the heart of Bebington, offering the perfect blend of character and modern comfort. Situated within walking distance of local shops, schools, and transport links, this home is ideal for first-time buyers, those looking to upsize, or even downsize. Featuring uPVC double glazing and efficient combi gas central heating, the property is move-in ready and welcoming from the moment you step inside. The layout boasts a warm and inviting hallway leading to a cosy lounge with a charming fireplace, seamlessly flowing into a second sitting room, also featuring a fireplace and a Welsh dresser. Double doors open into the fitted kitchen dining room, creating a lovely space for entertaining or family meals, and comes complete with a washing machine, dryer and fridge. Upstairs, you'll find two generously sized double bedrooms, both with stylish fitted slide robes, alongside a modern, elegant bathroom with a white three-piece suite. Outside, the rear of the property reveals a courtyard and a true hidden gem: a beautifully landscaped secret garden, offering a peaceful retreat. With the added benefit of no onward chain, this property is ready for its next owner to call it home. Council tax band A. Freehold.



**Hallway**

13'8" (4.17m) x 2'10" (0.86m)

**Lounge**

12'0" (3.66m) x 10'2" (3.1m)

**Sitting Room**

12'9" (3.89m) x 13'6" (4.11m) Max

**Kitchen Dining Room**

13'7" (4.14m) x 9'5" (2.87m)

**Bedroom One**

13'7" (4.14m) Into Wardrobe Recess x 10'5" (3.18m)

**Bedroom Two**

12'9" (3.89m) x 8'4" (2.54m)

**Bathroom**

9'6" (2.9m) x 6'9" (2.06m)

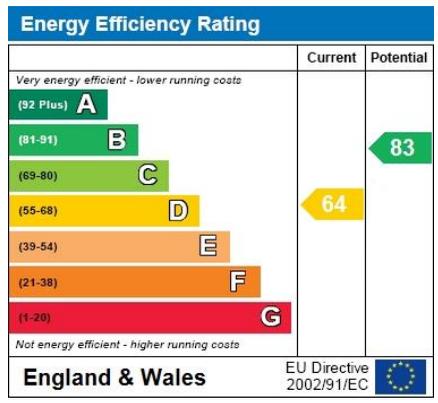




GROUND FLOOR:



1ST FLOOR:



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\*These energy efficiency and CO2 emissions ratings are based on assumptions of the standard energy efficiency and CO2 emissions of new dwellings. An energy efficiency and CO2 emissions rating is also provided for the property. The energy efficiency and CO2 emissions ratings are based on the energy efficiency and CO2 emissions of the property. The energy efficiency and CO2 emissions ratings are based on the energy efficiency and CO2 emissions of the property. The energy efficiency and CO2 emissions ratings are based on the energy efficiency and CO2 emissions of the 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.