



Higher Bebington Road, Bebington

£375,000



LESLEY HOOKS
ESTATE AGENTS





'Kyre' is a beautiful and deceptively spacious semi-detached family home, brimming with charm and versatility! As you step inside, you're greeted by a generous hallway – the perfect spot to showcase your Christmas tree during the festive season. The ground floor boasts a convenient downstairs WC, a delightful dining room with a bay window and a cosy feature fireplace, and a bright lounge with its own fireplace and double doors that open out to the beautiful garden. There's also an additional living room and a well-equipped fitted kitchen, offering plenty of space for family gatherings and entertaining. Upstairs, you'll find four generously sized double bedrooms, ideal for a growing family or those seeking extra space, as well as a three-piece family bathroom. The front of the property features a driveway with off-road parking leading to a garage, ensuring practicality. The real gem of this home is the stunning rear garden. With a patio area that enjoys a sunny, southerly aspect, it's the perfect place to relax or entertain during the warmer months. Conveniently located within walking distance of local shops, excellent schools, and transport links, this home offers a wonderful blend of space, comfort, and location – perfect for families or anyone looking to settle in a thriving community. Council tax band D. Freehold.



- Hallway**
12'11" (3.94m) x 8'5" (2.57m)
- Downstairs WC**
4'8" (1.42m) x 2'10" (0.86m)
- Dining Room**
13'10" (4.22m) Into Bay x 12'4" (3.76m)
- Lounge**
14'11" (4.55m) x 11'9" (3.58m)
- Living Room**
11'9" (3.58m) x 8'9" (2.67m)
- Kitchen**
10'10" (3.3m) Max x 9'10" (3m)



- Bedroom One**
15'9" (4.8m) Into Bay x 12'4" (3.76m)
- Bedroom Two**
12'11" (3.94m) x 11'9" (3.58m)
- Bedroom Three**
10'10" (3.3m) x 10'0" (3.05m)
- Bedroom Four**
10'8" (3.25m) x 8'2" (2.49m)
- Bathroom**
5'10" (1.78m) x 8'1" (2.46m)
- Garage**
17'2" (5.23m) x 8'1" (2.46m)





GROUND FLOOR
770 sq ft (72.3 sq m) approx.

1ST FLOOR
605 sq ft (56.0 sq m) approx.



TOTAL FLOOR AREA: 1,444 sq ft (134.1 sq m) approx.
These floor plans are for information only. The actual floor area may vary slightly from the figures shown. The floor area is measured to the internal face of the walls. The floor area does not include the area of any balconies or terraces. The floor area does not include the area of any external walls or structures. The floor area does not include the area of any external walls or structures. The floor area does not include the area of any external walls or structures. The floor area does not include the area of any external walls or structures.

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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.