



Higher Bebington Road, Bebington

£550,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully presented, spacious, and light-filled semi-detached period home, set in a highly desirable location within walking distance of local primary, secondary, and grammar schools. Perfectly combining classic charm with modern convenience, this lovely home is ready for you to move in and enjoy. Inside, uPVC double-glazed sash windows and a combi gas central heating system enhance both comfort and energy efficiency. As you step through the porch into the welcoming hallway, you'll find an elegant dining room featuring a bay window, which flows seamlessly into the cosy living room with its charming log burner. The kitchen breakfast room is a chef's delight, with Schreiber fitted units, African slate flooring, an island unit, a range cooker, integrated appliances, and luxurious granite counter tops. For added convenience, there's a downstairs WC, as well as an additional lounge that opens into the dining room. Upstairs, the first floor offers three spacious double bedrooms, two of which include fitted wardrobes, and a stylish four-piece family bathroom. The second floor provides two more double bedrooms, both with fitted wardrobes, along with a well-appointed three-piece shower room. Outside, the property boasts an extensive front driveway with ample off-road parking and a detached garage, while the generous rear garden features a lovely patio area for outdoor dining, as well as an allotment area for gardening enthusiasts. Best of all, there's no onward chain, making this home an effortless choice. Council tax band E. Freehold.



- Porch**
5'8" (1.73m) x 3'9" (1.14m)
- Hallway**
11'2" (3.4m) x 6'10" (2.08m)
- Dining Room**
15'4" (4.67m) Into Bay x 12'3" (3.73m)
- Living Room**
15'10" (4.83m) x 12'1" (3.68m)
- Lounge Dining Room**
21'4" (6.5m) x 10'10" (3.3m) Max
- Kitchen Breakfast Room**
17'3" (5.26m) x 13'6" (4.11m)
- Downstairs WC**
6'3" (1.91m) x 2'7" (0.79m)



- Bedroom Two**
12'4" (3.76m) x 12'3" (3.73m)
- Bedroom Three**
12'8" (3.86m) x 12'1" (3.68m)
- Bedroom Four**
11'7" (3.53m) x 10'10" (3.3m)
- Bathroom**
7'9" (2.36m) x 7'7" (2.31m)
- Bedroom Five**
16'6" (5.03m) x 11'7" (3.53m) Max
- Master Bedroom**
15'2" (4.62m) x 12'3" (3.73m)
- Shower Room**
9'2" (2.79m) x 6'5" (1.96m)
- Garage**
19'4" (5.89m) x 9'7" (2.92m)





GROUND FLOOR
1127 sq ft (104.5 sq m) approx.

1ST FLOOR
629 sq ft (58.1 sq m) approx.

2ND FLOOR
690 sq ft (64.5 sq m) approx.



TOTAL FLOOR AREA: 2222 sq ft. (206.4 sq m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be checked on site by any prospective purchaser. The services, systems and appliances shown are not tested and not guaranteed as to their condition or efficiency (as shown).
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