



# Woodburn Boulevard, Bebington

Offers Over £260,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this spacious and light-filled semi-detached home, perfectly situated in a sought-after residential area. With local shops, schools, and excellent transport links just a short distance away, this property offers both convenience and comfort.

The home features uPVC double glazing and efficient combi-fired gas central heating throughout. The welcoming hallway leads into a bright lounge, complete with a charming bay window and a cosy fireplace. Adjacent is the dining room, which also boasts a bay window and seamlessly opens into the kitchen breakfast room—ideal for modern family living.

Upstairs, you'll find three generously sized bedrooms and a sleek, stylish three-piece shower room, perfect for starting or ending your day. Outside, the low-maintenance paved rear garden provides a private space to relax or entertain.

Offered for sale with no onward chain, this wonderful property is ready for its next chapter—could it be yours? Council tax band C. Freehold.

#### **Hallway**

14'6" (4.42m) x 6'1" (1.85m)

#### **Lounge**

14'6" (4.42m) Into Bay x 11'8" (3.56m)

#### **Dining Room**

12'11" (3.94m) x 13'3" (4.04m) Into Bay

#### **Kitchen Breakfast Room**

16'5" (5m) x 6'8" (2.03m)

#### **Bedroom One**

14'9" (4.5m) Into Bay x 10'9" (3.28m) Into Wardrobe Recess

#### **Bedroom Two**

13'7" (4.14m) x 11'11" (3.63m) Into Bay

#### **Bedroom Three**

8'6" (2.59m) x 7'0" (2.13m)

#### **Bathroom**

7'10" (2.39m) x 7'8" (2.34m)











GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 not be relied on for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 02/24

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Contact Us:

**0151 334 5875**

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

23 Allport Lane, Bromborough,  
Wirral, Merseyside, CH62 7HH

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