



Victoria Road, Higher Bebington

£240,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to this delightful semi-detached home, nestled in the heart of the ever popular Higher Bebington. Offering a perfect blend of comfort and convenience, this property is ideal for families, first-time buyers, or those looking to upsize. As you step through the porch into the inviting hallway, you'll find a spacious lounge, perfect for relaxing evenings. The dining room seamlessly flows through to the well appointed kitchen, creating the perfect space for family meals or entertaining guests.

To the first floor there are three well proportioned bedrooms, offering plenty of space for a growing family or a home office setup. The modern three piece family bathroom completes the upper floor. Outside, the generous garden is a real highlight, offering ample space for outdoor activities, gardening, or hosting summer barbecues. The driveway provides ample off-road parking and leads to a garage for additional storage. With no onward chain, this charming home is ready for its next chapter. Located in a sought-after area, close to primary and secondary schools, local amenities, and transport links, this property is a must see. Council tax band B, Freehold. Ultra fast broadband.



#### **Porch**

4'5" (1.35m) x 7'5" (2.26m)

#### **Hallway**

12'10" (3.91m) x 5'10" (1.78m)

#### **Lounge**

12'10" (3.91m) x 12'6" (3.81m)

#### **Dining Room**

8'9" (2.67m) x 8'7" (2.62m)

#### **Kitchen**

8'9" (2.67m) x 10'0" (3.05m)



#### **Bedroom One**

11'10" (3.61m) x 10'9" (3.28m)

#### **Bedroom Two**

10'0" (3.05m) x 10'10" (3.3m)

#### **Bedroom Three**

8'8" (2.64m) x 7'11" (2.41m)

#### **Bathroom**

5'6" (1.68m) x 7'10" (2.39m)







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis 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 Metreplan 02/02

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>	64	
(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:

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