



Mill Brow, Higher Bebington

£250,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in the charming and peaceful surroundings of Higher Bebington, this delightful detached bungalow offers the perfect blend of tranquility and convenience. Just a short stroll from local shops and amenities, it provides easy access to everything you need while maintaining a quiet and relaxed atmosphere.

Boasting uPVC double glazing and combi-fired gas central heating, the property has been well maintained but would benefit from a touch of aesthetic updating to make it truly your own. The welcoming layout includes a bright and airy lounge with a lovely bay window, a well-proportioned kitchen, and two generous double bedrooms—one of which leads into a charming conservatory. A four-piece bathroom completes the accommodation.



Outside, the bungalow enjoys a driveway with off-road parking leading to the garage, while the rear features a low-maintenance garden with a desirable westerly aspect—ideal for soaking up the afternoon and evening sun.

Offered for sale with no onward chain, this home presents a fantastic opportunity to create your perfect retreat in a sought-after location.

Council tax band D. Freehold. Ultrafast broadband.

Hallway

17'7" (5.36m) Max x 10'10" (3.3m) Max

Lounge

18'5" (5.61m) Max x 16'0" (4.88m) Max

Kitchen

9'8" (2.95m) x 7'8" (2.34m)

Bedroom One

11'6" (3.51m) x 9'8" (2.95m) Max

Bedroom Two

11'7" (3.53m) To Wardrobe x 8'3" (2.51m) Max

Conservatory

9'11" (3.02m) x 8'2" (2.49m)

Bathroom

10'1" (3.07m) x 6'10" (2.08m)

Garage

15'6" (4.72m) x 8'0" (2.44m)







GROUND FLOOR



*These energy ratings are based on the Energy Performance Certificate (EPC) for the property. The EPC is a legal requirement for all properties that are rented out or sold. The EPC provides information on the energy efficiency of the property and the potential for energy saving. The energy rating is based on the energy performance of the property and is not a guarantee of energy efficiency. The energy rating is based on the energy performance of the property and is not a guarantee of energy efficiency. The energy rating is based on the energy performance of the property and is not a guarantee of energy efficiency.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.