



Church Road, Bebington

£400,000



LESLEY HOOKS
ESTATE AGENTS





Perfectly positioned on a corner plot, this beautifully extended detached home offers an abundance of living space that's ideal for a growing family. Ready to move straight into, the property combines comfort, character, and convenience in equal measure. Step inside through the porch and into a welcoming hallway with charming wood block flooring. The lounge is a warm and inviting space, featuring a striking fireplace and the same classic flooring, while the separate sitting room also boasts a fireplace and opens into a bright conservatory—perfect for relaxing or entertaining. A dining room with double doors leads out to the garden, and the well-equipped fitted kitchen offers plenty of storage and worktop space. Completing the ground floor is a convenient downstairs WC and a practical utility room. Upstairs, the first floor hosts three generously sized bedrooms and a spacious four-piece family bathroom. The second floor reveals a versatile fourth bedroom—ideal as a guest room, office, or teenager's retreat. Outside, the property continues to impress with off-road parking on the driveway leading to a garage space, and mature gardens to the rear and side, complete with a rear patio area for enjoying the south westerly aspect. Located within walking distance of well-regarded primary, secondary, and grammar schools, and just a short stroll to Spital train station, this is a fantastic opportunity to secure a spacious, family-friendly home in a highly desirable location. Council tax band E. Freehold.



Hallway

14'4" (4.37m) x 6'11" (2.11m)

Lounge

14'7" (4.45m) Into Bay x 12'5" (3.78m)

Sitting Room

13'8" (4.17m) x 11'2" (3.4m)

Conservatory

19'0" (5.79m) x 13'1" (3.99m) Max

Dining Room

12'6" (3.81m) Into Recess x 8'5" (2.57m)

Kitchen

10'6" (3.2m) x 7'11" (2.41m)

Inner Hall

5'4" (1.63m) x 2'9" (0.84m)

Downstairs WC

6'4" (1.93m) x 2'9" (0.84m)

Utility Room

7'6" (2.29m) x 4'8" (1.42m)

Garage Space

10'5" (3.18m) x 7'10" (2.39m)

Bedroom One

14'6" (4.42m) Into Bay x 11'11" (3.63m)

Bedroom Two

13'7" (4.14m) x 11'1" (3.38m)

Bedroom Three

9'10" (3m) x 7'6" (2.29m)

Bathroom

8'10" (2.69m) x 8'3" (2.51m)

Bedroom Four

17'10" (5.44m) Max x 10'7" (3.23m) Into Recess







TOTAL FLOOR AREA : 1724 sq.ft. (160.2 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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