



Fairacres Road, Bebington

£360,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this immaculately presented, light and airy semi-detached home, offering generous living space that's just perfect for a growing family. Thoughtfully maintained throughout, the property benefits from uPVC double glazing and a combi-fired gas central heating system, ensuring comfort all year round. Step inside and you're greeted by a welcoming hallway that leads into a spacious lounge, complete with a charming fireplace and double doors that open out to the rear garden—ideal for relaxing or entertaining. There's also a separate dining room with a beautiful box bay window and another lovely fireplace, creating a warm and homely feel. The fitted kitchen comes with a breakfast bar and handy walk in pantry, and there's also a practical utility room with a convenient WC. Upstairs, you'll find three truly double bedrooms—perfect for family life or accommodating guests. The bathroom features a two-piece suite with a shower over the bath, plus there's a separate WC for added convenience. Outside, the home continues to impress. To the front, a driveway offers off-road parking and leads to a detached garage. At the rear, the garden is simply divine—generous in size, beautifully kept, and enjoying a sunny southerly aspect. Whether you're dining al fresco on the patio or tending to your vegetable patch, it's a wonderful space to unwind. Ideally located, the property is within easy walking distance of local primary, secondary, and grammar schools, as well as shops, bus routes, and Port Sunlight train station—making everyday life a breeze. This home is ready and waiting for its next chapter—could it be yours? Council tax band C. Freehold.



Hallway

11'7" (3.53m) x 6'8" (2.03m)

Lounge

18'0" (5.49m) x 11'10" (3.61m)

Dining Room

14'9" (4.5m) Into Bay x 11'5" (3.48m)

Kitchen

11'4" (3.45m) x 9'5" (2.87m)

Walk in Pantry

6'0" (1.83m) x 3'2" (0.97m)

Utility Room & WC

10'10" (3.3m) x 4'10" (1.47m)

Bedroom One

15'9" (4.8m) x 11'6" (3.51m)

Bedroom Two

15'7" (4.75m) x 11'5" (3.48m)

Bedroom Three

11'11" (3.63m) x 11'3" (3.43m)

Bathroom

6'7" (2.01m) x 6'5" (1.96m)

Separate WC

3'5" (1.04m) x 2'5" (0.74m)

Garage

17'9" (5.41m) x 11'0" (3.35m)







GROUNDED FLOOR
1000 sq ft (92.9 sq m) approx.

1ST FLOOR
655 sq ft (60.8 sq m) approx.



TOTAL FLOOR AREA: 1655 sq ft (153.7 sq m) approx.

THESE DETAILS ARE FOR INFORMATION ONLY 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.

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