



# Princes Boulevard, Higher Bebington

£1,400 PCM



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this beautifully presented and fully modernised semi-detached home, perfectly located in the highly sought-after area of Higher Bebington. From the moment you step inside, you'll be impressed by the fresh new flooring, stylish décor, and quality finishes throughout. With uPVC double glazing and gas central heating powered by a combi boiler, this home is not only attractive but also energy efficient and cosy all year round. The ground floor offers a welcoming hallway, a bright and spacious lounge with a charming box bay window, and a stunning open-plan kitchen and family room—perfect for entertaining or simply enjoying everyday life. The modern kitchen is brand new, and the adjoining utility area adds extra convenience. Double doors open out onto a lovely rear garden with a patio area that benefits from a sunny, southerly aspect—ideal for relaxing or hosting BBQs in the warmer months. Upstairs, you'll find three generously sized bedrooms along with a contemporary, fully tiled bathroom featuring a shower over the bath and a sleek glass screen. To the front, there's a driveway providing off-road parking, while the location couldn't be more ideal—within walking distance of local shops, schools, and a range of amenities. All you need to do is decide where to put your furniture—this home is ready to move straight into! Council tax band C. Energy rating D.



#### **Hallway**

12'6" (3.81m) x 6'5" (1.96m)

#### **Lounge**

12'11" (3.94m) Into Bay x 11'2" (3.4m)

#### **Open Plan Kitchen Family Room**

25'5" (7.75m) x 13'5" (4.09m) Max



#### **Bedroom One**

14'8" (4.47m) Into Bay x 11'2" (3.4m)

#### **Bedroom Two**

11'11" (3.63m) x 11'4" (3.45m)

#### **Bedroom Three**

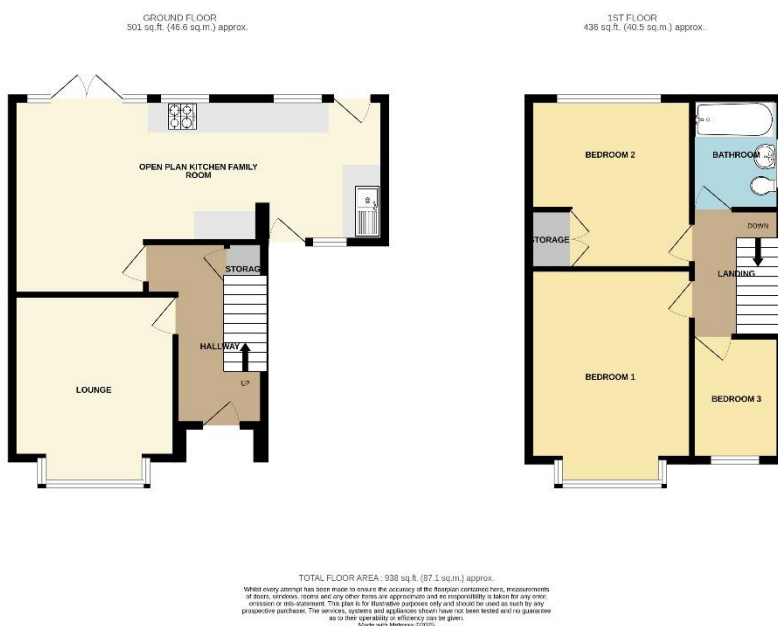
8'6" (2.59m) x 6'6" (1.98m)

#### **Bathroom**

7'8" (2.34m) x 6'1" (1.85m)







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>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Contact Us:

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**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.