



# Bramley Avenue, Bebington

£1,300



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to your new home! This delightful semi-detached property offers a perfect blend of comfort and convenience. Upon entering, you're greeted by a welcoming hallway with handy under stairs storage, ideal for coats, shoes, or household essentials. The spacious lounge features double doors that open into the kitchen dining room, creating a versatile living space perfect for entertaining or relaxing with family. A conservatory extends from the dining area, offering additional living space.

To the first floor you will find three well proportioned bedrooms and a modern family bathroom. Outside the property boasts a generous, fully enclosed garden with a mix of lawn and patio areas, ideal for summer barbecues or simply enjoying the outdoors. Situated in a popular residential area the property is within walking distance of local primary, secondary and grammar schools, There is a good selection of shops and amenities just a couple of minutes walk away. Motorway networks with links to Liverpool and Chester are a five minute drive away. Council tax band C.



**Hallway**

10'1" (3.07m) x 5'7" (1.7m)

**Lounge**

11'11" (3.63m) Into Bay x 11'7" (3.53m)

**Dining Room**

11'10" (3.61m) x 10'5" (3.18m)

**Kitchen**

8'10" (2.69m) x 6'7" (2.01m)

**Conservatory**

11'10" (3.61m) x 8'8" (2.64m)

**Bedroom One**

13'6" (4.11m) Into Bay x 10'11" (3.33m)

**Bedroom Two**

10'5" (3.18m) x 10'11" (3.33m)

**Bedroom Three**

9'0" (2.74m) x 6'4" (1.93m)

**Bathroom**

6'2" (1.88m) x 6'4" (1.93m)



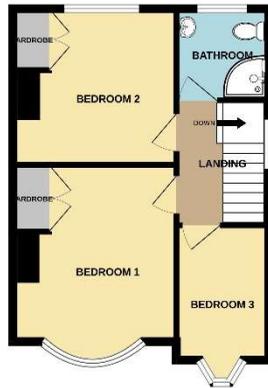




GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92 Plus)                                   | <b>A</b> |         |                         |
| (81-91)                                     | <b>B</b> |         | 85                      |
| (69-80)                                     | <b>C</b> |         |                         |
| (55-68)                                     | <b>D</b> | 60      |                         |
| (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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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.