



Rotherwood Close,
Higher Bebington
£450,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this spacious detached home, full of potential and ready for a new chapter! Tucked away in a peaceful residential area, this property offers generous living space throughout and is perfect for anyone looking to put their own stamp on a forever home. Step inside to a welcoming entrance hallway that leads to a convenient downstairs WC and a versatile study, ideal for working from home. The comfortable lounge provides plenty of space for relaxation, while the separate dining room flows directly into the kitchen, perfect for family meals and entertaining. A handy utility room adds extra practicality.

To the first floor you will find four well-proportioned bedrooms and the main bedroom benefits from its own en-suite, offering extra privacy and comfort. A family bathroom serves the remaining bedrooms. To the rear of the property there is a private garden. Generous in size and it is a fantastic space for families, keen gardeners, or those who simply enjoy the outdoors. To the front of the property there is a driveway, offering ample off-road parking and a garage. Ideally situated, the property is within walking distance of local primary, secondary and grammar schools. There is a good selection of shops, just five minutes walk away. Motorway networks with links to Liverpool and Chester are a five minute drive away. The property is offered for sale with no onward chain. Freehold. Council tax band E. Ultrafast broadband.



Hallway

7'5" (2.26m) x 11'0" (3.35m)

Downstairs WC

5'10" (1.78m) x 4'5" (1.35m)

Lounge

12'9" (3.89m) x 19'11" (6.07m)

Dining Room

8'10" (2.69m) x 14'2" (4.32m)

Study

7'4" (2.24m) x 8'3" (2.51m)

Kitchen

8'9" (2.67m) x 17'1" (5.21m)

Utility Room

5'0" (1.52m) x 11'5" (3.48m)

Landing

6'9" (2.06m) x 8'6" (2.59m)

Bedroom One

13'2" (4.01m) x 14'4" (4.37m)

En-Suite

7'5" (2.26m) x 5'3" (1.6m)

Bedroom Two

8'8" (2.64m) x 10'0" (3.05m) To Wardrobe

Bedroom Three

13'2" (4.01m) x 8'4" (2.54m)

Bedroom Four

8'8" (2.64m) x 9'0" (2.74m) To Wardrobe

Bathroom

5'5" (1.65m) x 8'1" (2.46m)

Garage

18'0" (5.49m) x 15'11" (4.85m)



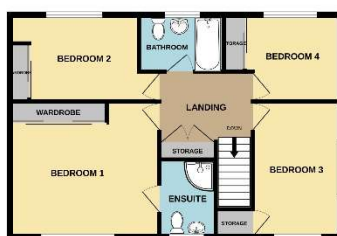




GROUND FLOOR



1ST FLOOR



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