



Sherwood Drive, Bebington

£250,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away at the end of a cul-de-sac, this delightful, extended semi-detached home offers a perfect blend of comfort, space, and convenience. With uPVC double glazing and combi-fired gas central heating already in place, the property is ready to move straight into, while also offering scope for a touch of aesthetic updating to make it your own. Step inside to find a welcoming hallway leading to a spacious lounge dining room, ideal for relaxing or entertaining guests. The L-shaped kitchen breakfast room provides a versatile space for everyday living and family meals. Upstairs, there are three well-proportioned bedrooms, with the two main bedrooms featuring handy fitted slide robes. A three-piece bathroom with a shower over the bath completes the upper floor. Outside, the property boasts generous frontage, set well back from the road with a driveway offering off-road parking for several vehicles, along with a garage. To the rear, you'll find a lovely garden with a patio area, perfectly positioned to enjoy the westerly aspect and evening sun. Conveniently located within walking distance of local shops, schools, and transport links, this home is ideal for families and commuters alike. Offered for sale with no onward chain, this charming property presents a wonderful opportunity not to be missed. Council tax band C. Freehold.



Hallway

11'7" (3.53m) x 5'8" (1.73m)

Lounge Dining Room

22'6" (6.86m) x 11'11" (3.63m) Max

Kitchen Breakfast Room

18'2" (5.54m) Max x 17'0" (5.18m) Max



Bedroom One

12'1" (3.68m) x 11'4" (3.45m)

Bedroom Two

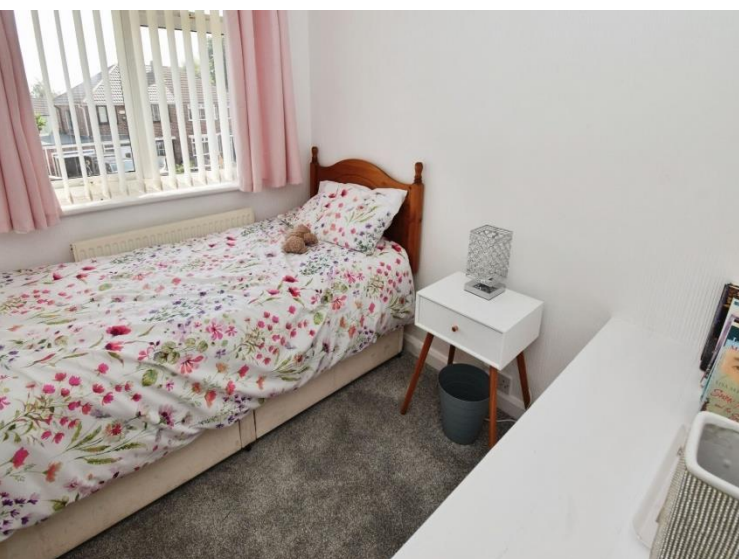
11'4" (3.45m) x 9'6" (2.9m)

Bedroom Three

7'9" (2.36m) x 6'5" (1.96m)

Bathroom

6'5" (1.96m) x 5'11" (1.8m)





GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.

1ST FLOOR
388 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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.
Made with Metagor 10/02/20

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.