



Acres Road, Bebington

£325,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully presented semi-detached home, showcasing the very latest in contemporary living. From the moment you arrive, you'll notice the care and attention given to every detail, from the sleek uPVC double glazing to the warm and stylish oak interior doors. Step inside and you'll be greeted by a bright and welcoming hallway with attractive laminate flooring that flows through to the spacious lounge — perfect for relaxing or entertaining. At the heart of the home is a stunning open plan kitchen and family room, featuring a central island, two skylights that flood the space with natural light, and seamless open access into a generous utility room with ample space and plumbing for appliances. A modern ground floor shower room adds convenience and flexibility. Upstairs, you'll find three well-proportioned bedrooms and a chic, contemporary bathroom complete with a three-piece suite with shower and screen over the bath — ideal for busy family life or peaceful evening soaks. Outside, the property continues to impress with an extensive driveway offering off-road parking for several vehicles, leading to the garage. To the rear, a delightful garden with a patio area provides the perfect spot to unwind or entertain in the warmer months. Offered for sale with no onward chain, this home also benefits from planning permission for a fourth bedroom over the garage, offering exciting potential for future growth. Perfectly positioned within walking distance of local shops, schools, and Bebington train station, this is a fantastic opportunity to own a stylish and versatile home in a sought-after location. Council tax band C. Freehold.



Hallway

12'0" (3.66m) x 5'9" (1.75m)

Lounge

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

Kitchen Family Room

18'3" (5.56m) x 17'2" (5.23m)

Utility Room

14'6" (4.42m) Max x 8'8" (2.64m) Max

Ground Floor Shower Room

6'8" (2.03m) x 3'11" (1.19m)

Bedroom One

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

Bedroom Two

10'11" (3.33m) x 10'6" (3.2m)

Bedroom Three

6'9" (2.06m) x 5'9" (1.75m)

Bathroom

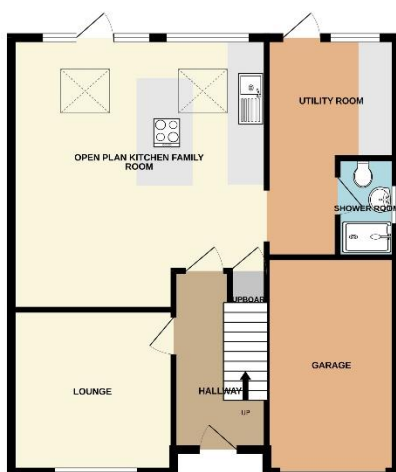
6'3" (1.91m) x 5'9" (1.75m)







GROUND FLOOR
744 sq.ft. (68.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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