



Harley Avenue, Higher Bebington

£525,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this stunning and spacious semi-detached home, perfectly positioned on one of Higher Bebington's most sought-after roads. Full of character and charm, with beautiful stained-glass windows, uPVC double glazing and combi-fired gas central heating, this home has been lovingly maintained and is truly a credit to its current owners. Step inside and you're greeted by a welcoming porch and hallway with three handy storage cupboards, along with a convenient downstairs WC. The lounge, complete with a feature fireplace, flows seamlessly through double doors onto a covered porch, while the sitting room offers another cosy retreat with its own fireplace. The utility room provides practicality, but it's the show-stopping open-plan kitchen and family room that really makes this house stand out. With its stylish island unit, integrated fridge and dishwasher, waste disposal system, boiling-water tap, double oven, and even a steam oven, it's designed with modern living in mind. Bi-fold doors to the rear and side open the space out beautifully into the garden, creating the perfect setting for entertaining or relaxing. Upstairs, you'll find five generously sized bedrooms, including a master with en-suite shower room, plus a contemporary four-piece family bathroom. Outside, the front driveway provides ample off-road parking and leads to the garage, while the rear garden is nothing short of divine. Thoughtfully landscaped with mature borders, a patio area, and a charming pergola, it's the ideal space to enjoy the outdoors all year round. This is a truly special home that simply must be viewed to be fully appreciated. Council tax band E. Freehold.



Porch

5'4" (1.63m) x 3'7" (1.09m)

Hallway

19'8" (5.99m) x 5'4" (1.63m)

Downstairs WC

5'2" (1.57m) x 2'10" (0.86m)

Lounge

19'3" (5.87m) x 13'3" (4.04m)

Sitting Room

15'3" (4.65m) x 13'1" (3.99m)

Open Plan Kitchen Family Room

18'3" (5.56m) x 15'3" (4.65m)

Utility Room

7'8" (2.34m) x 6'7" (2.01m)



Master Bedroom

16'10" (5.13m) Max x 13'2" (4.01m)

En-Suite Shower Room

5'11" (1.8m) x 5'7" (1.7m)

Bedroom Two

15'4" (4.67m) x 11'5" (3.48m)

Bedroom Three

13'5" (4.09m) x 11'11" (3.63m)

Bedroom Four

13'2" (4.01m) x 9'6" (2.9m)

Bedroom Five

10'1" (3.07m) x 6'7" (2.01m)

Bathroom

8'10" (2.69m) x 6'0" (1.83m)





GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.

1ST FLOOR
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA: 1948 sq.ft. (181.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 materials shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan (C020)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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