



Mount Road, Higher Bebington

£500,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in a sought-after location overlooking the beautiful Storeton Woods, this charming detached home offers a wonderful blend of space, comfort, and convenience, perfect for families. As you step through the welcoming porch, you will be greeted by a bright hallway leading to a spacious lounge and a morning room that opens into a delightful conservatory, ideal for relaxing or entertaining while enjoying views of the garden. The kitchen is well-appointed and adjoins a practical utility room, while a downstairs shower room and study provide extra versatility for modern living.

To the first floor the landing leads to three comfortable bedrooms and a four-piece family bathroom. Outside, the home features a gated driveway leading to a garage, along with a delightful rear garden, perfect for relaxing or entertaining. Located within easy reach of local shops, schools, and amenities, this home is also within walking distance of local primary, secondary, and grammar schools, making it an excellent choice for families. Excellent motorway links to Liverpool and Chester are just a couple of minutes' drive away. Offered for sale with no onward chain, this freehold property is ready for its next owners to move in and make it their own. Council tax band E.



Porch

3'11" (1.19m) x 3'10" (1.17m)

Hallway

7'4" (2.24m) x 13'9" (4.19m)

Lounge

11'11" (3.63m) x 13'10" (4.22m)

Morning Room

10'9" (3.28m) x 11'11" (3.63m)

Kitchen

18'4" (5.59m) x 10'4" (3.15m)

Utility

9'4" (2.84m) x 8'4" (2.54m)

Downstairs Shower Room

9'2" (2.79m) x 2'10" (0.86m)

Study

8'5" (2.57m) x 11'2" (3.4m)

Conservatory

13'0" (3.96m) Max x 21'8" (6.6m)



Landing

7'4" (2.24m) x 15'2" (4.62m) Max

Bedroom One

11'10" (3.61m) x 11'6" (3.51m) To Wardrobe

Bedroom Two

10'9" (3.28m) x 9'5" (2.87m) To Wardrobe

Bedroom Three

8'11" (2.72m) x 10'5" (3.18m)

Bathroom

7'1" (2.16m) x 9'3" (2.82m)

Garage

10'8" (3.25m) x 13'7" (4.14m)





GROUND FLOOR

1ST FLOOR



Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for guidance 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 is given as to their operation or efficiency over the period.

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.