



Kings Brow, Higher Bebington

£180,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away in a popular spot in Higher Bebington, this charming cottage offers a warm and welcoming place to call home. The property opens into a handy hallway that leads through to a bright and airy lounge, perfect for relaxing at the end of the day. To the rear, you will find a smart fitted kitchen dining room, offering a great space for cooking, dining and entertaining.

The cottage features a well-proportioned double bedroom and a stylish three piece bathroom with a shower and shower screen over the bath. Outside, there is a delightful courtyard, ideal for enjoying a morning coffee or a bit of fresh air with minimal upkeep. Perfectly positioned in the popular residential area of Higher Bebington, the property is just a couple of minutes' walk from local shops, cafés, and amenities. Excellent primary, secondary, and grammar schools are all within easy reach. For commuters, motorway links to Liverpool and Chester are just a five-minute drive away. Freehold. Council tax band B.

Hallway

6'7" (2.01m) x 3'1" (0.94m)

Lounge

13'1" (3.99m) x 14'11" (4.55m)

Kitchen/Dining Room

9'5" (2.87m) x 11'6" (3.51m)

Inner Hallway

18'6" (5.64m) x 3'1" (0.94m)

Landing

8'4" (2.54m) x 4'9" (1.45m)

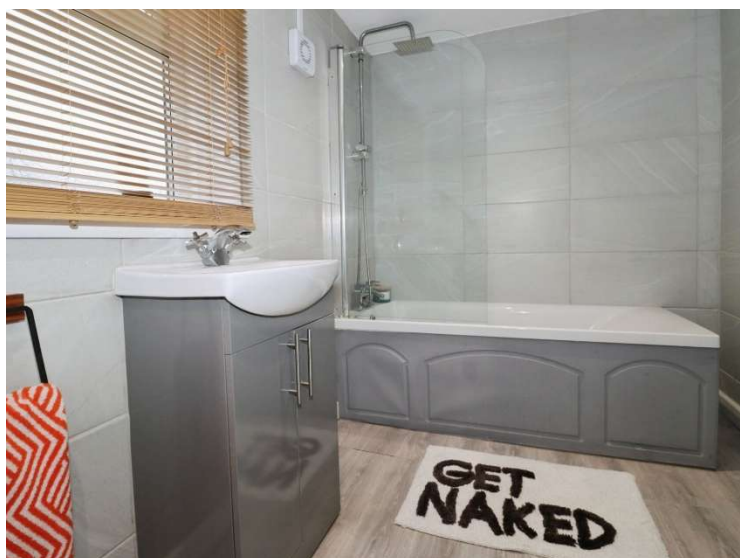
Bedroom One

13'1" (3.99m) x 14'11" (4.55m) Max

Bathroom

4'8" (1.42m) Max x 11'5" (3.48m)







While every effort has been made to ensure the accuracy of the foregoing particulars, measurement of items, drawings, plans 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 not be used as such for any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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