



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)



Landing

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Bathroom

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor and agent accept no responsibility for any errors or omissions in this plan and no guarantee is given as to their reliability or otherwise can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	48
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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