



# Parkside Road, Bebington

£210,000



LESLEY HOOKS  
ESTATE AGENTS





This well-presented terraced home offers generous and versatile living space, ideal for families or those looking to upsize. The ground floor welcomes you with a hallway leading into a comfortable lounge, perfect for relaxing, while the dining room enjoys open access to the kitchen, creating a great flow for everyday living and entertaining. A useful utility room with WC completes the ground floor accommodation.

Upstairs, the first floor features four well-proportioned bedrooms along with a three-piece family bathroom. To the rear, the property benefits from a south-westerly facing garden, ideal for relaxing or entertaining. Ideally situated just a minutes walk from Bebington train station and several bus routes. There is a small selection of shops at the end of the road with a more varied range available in Bebington Village five minutes walk away. Local primary, secondary and grammar schools are all within easy reach. Motorway networks with links to Liverpool and Chester are a five minute drive away. Offered with no onward chain. Council tax band A. Freehold.



**Hallway**

7'0" (2.13m) x 3'8" (1.12m)

**Lounge**

14'5" (4.39m) x 12'1" (3.68m)

**Dining Room**

10'1" (3.07m) x 10'2" (3.1m)

**Kitchen**

8'2" (2.49m) x 11'1" (3.38m)

**Inner Hallway**

8'6" (2.59m) Max x 5'11" (1.8m) Max

**Utility Area**

6'11" (2.11m) x 5'6" (1.68m)

**Landing**

8'5" (2.57m) Max x 9'1" (2.77m) Max

**Bedroom One**

10'4" (3.15m) x 14'3" (4.34m)

**Bedroom Two**

8'10" (2.69m) x 14'2" (4.32m)

**Bedroom Three**

8'3" (2.51m) x 8'2" (2.49m)

**Bedroom Four**

10'5" (3.18m) x 5'7" (1.7m)

**Bathroom**

5'5" (1.65m) x 11'0" (3.35m)









GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq.ft. (90.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or any statements. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
Made with Metaguide 4.0.0.0

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-Plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 85                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 61      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

## Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.