



# Langdale Road, Bebington

£260,000



**LESLEY HOOKS**  
ESTATE AGENTS







This charming semi-detached home offers a fantastic opportunity for buyers looking to put their own stamp on a property. The house provides well-proportioned accommodation and plenty of potential to create a lovely family home. The property features a welcoming hallway with a handy storage cupboard and a convenient downstairs WC. The lounge and separate dining room provide plenty of room for relaxing and entertaining. A functional kitchen completes the ground floor.

To the first floor there are three well-proportioned bedrooms and a shower room. Outside, the property benefits from a driveway with off-road parking and a lovely garden, perfect for outdoor activities or gardening. Situated in a popular residential area in the heart of Bebington, the property is a few minutes walk away to local primary, secondary and grammar schools. There is a small but varied range of shops at the end of the road, Bebington village with all its shops and amenities is within easy reach. Motorway networks with links to Liverpool and Chester are a five minute drive away. No onwards chain. Freehold. Council tax band C.



#### **Hallway**

12'11" (3.94m) x 6'3" (1.91m)

#### **Downstairs WC**

3'7" (1.09m) x 2'2" (0.66m)

#### **Lounge**

12'6" (3.81m) Into Bay x 11'3" (3.43m) Max

#### **Dining Room**

11'4" (3.45m) x 10'10" (3.3m) Max

#### **Kitchen**

17'11" (5.46m) x 6'6" (1.98m)

#### **Landing**

7'4" (2.24m) x 6'7" (2.01m)

#### **Bedroom One**

12'6" (3.81m) Into Bay x 11'2" (3.4m)

#### **Bedroom Two**

11'5" (3.48m) x 10'9" (3.28m)

#### **Bedroom Three**

8'4" (2.54m) Max x 6'2" (1.88m)

#### **Bathroom**

6'4" (1.93m) x 6'6" (1.98m)



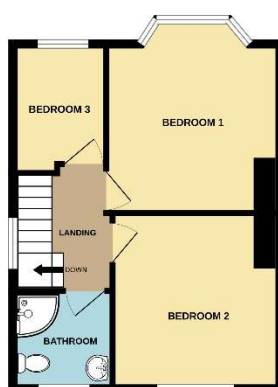
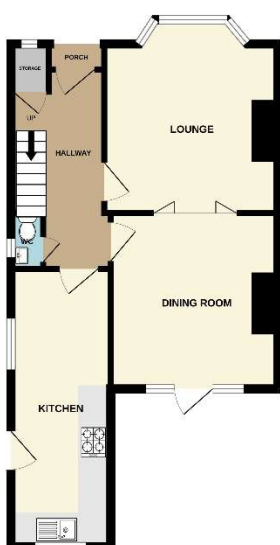






GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained within, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the photographs and/or site visit. The location, position and dimensions shown have not been tested and no guarantee is given for the accuracy of the figures shown.

## Contact Us:

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