



Heath Road, Bebington

£325,000



LESLEY HOOKS
ESTATE AGENTS





This attractive semi-detached home offers generous, versatile and well planned accommodation, perfect for family living. Upon entering, you are welcomed by an inviting entrance hallway, leading to a convenient downstairs shower room. The comfortable lounge features a charming gas stove, creating a warm and inviting atmosphere. With open access from the lounge, the conservatory enjoys lovely views over the garden and provides a perfect space for relaxing or entertaining. The kitchen offers practical workspace and direct access to the dining room, making it well suited for family meals and social gatherings.



To the first floor the property boasts four well-proportioned double bedrooms. The main bedroom benefits from its own dressing room and a private balcony. A three piece family bathroom completes the first floor accommodation. Externally, the home benefits from a driveway, garage with internal access, and a delightful garden, offering a perfect space for outdoor enjoyment. This charming property combines space, comfort, and practicality, making it a wonderful place to call home. 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. Freehold. Council tax band C. EPC rating C.

Entrance Hallway

6'8" (2.03m) x 7'10" (2.39m)

Downstairs Shower Room

7'3" (2.21m) x 6'2" (1.88m)

Main Hallway

14'5" (4.39m) x 6'0" (1.83m)

Lounge

14'0" (4.27m) x 11'11" (3.63m)

Conservatory

12'8" (3.86m) x 18'8" (5.69m)

Kitchen

10'11" (3.33m) x 8'5" (2.57m)

Dining Room

10'11" (3.33m) x 9'11" (3.02m)

Landing

10'3" (3.12m) x 7'2" (2.18m)

Dressing Room

7'0" (2.13m) To Wardrobe x 7'3" (2.21m)

Bedroom One

13'0" (3.96m) x 7'11" (2.41m)

Bedroom Two

14'0" (4.27m) x 9'4" (2.84m) To Wardrobe

Bedroom Three

11'0" (3.35m) x 11'4" (3.45m)

Bedroom Four

11'11" (3.63m) x 7'11" (2.41m)

Bathroom

5'4" (1.63m) x 7'2" (2.18m)

Garage

21'9" (6.63m) x 8'0" (2.44m)







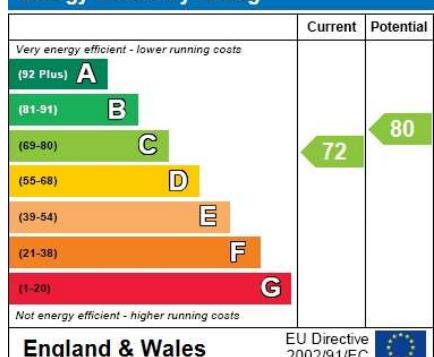
GROUND FLOOR
952 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



Energy Efficiency Rating



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TOTAL FLOOR AREA: 1597 sq.ft. (148.4 sq.m.) APPROX.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used in conjunction with the detailed survey. The surveyor's opinion is the only opinion acceptable and no promotion as to their operability or efficiency can be given.
House with Lesley C200

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 or 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.