



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.



TOTAL FLOOR AREA: 1597 sq.ft. (148.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, 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 any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
England & Wales	EU Directive 2002/91/EC	

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