



# Regents Way, Bebington

£350,000 offers over



**LESLEY HOOKS**  
ESTATE AGENTS







This immaculate three bedroom semi detached house is offered for sale in a sought after part of the Wirral, providing a welcoming family home with excellent access to local amenities, schools and green spaces. Inside, the property offers three reception rooms, giving plenty of flexibility for day to day living. The main reception features large windows that bring in plenty of natural light, while a second reception enjoys a pleasant garden view, with direct access to the garden and a log burner that creates a cosy focal point. The third reception room is open plan, ideal for use as a family area, playroom or additional dining or work space. The kitchen includes a dedicated dining space, making it well suited to family meals and informal entertaining. There is one bathroom, finished to a high standard with a heated towel rail and a stunning overall presentation. Upstairs, there are three bedrooms: two doubles, offering comfortable space for adults or older children, and a single bedroom that works well as a nursery, child's room or home office. The location is well placed for families, with nearby schools and local amenities within easy reach. Green spaces around this part of the Wirral provide opportunities for walks, exercise and outdoor time, supporting a balanced lifestyle. Public transport links are conveniently accessible. From this area of the Wirral, local bus routes connect to nearby centres including Bebington, Heswall and Birkenhead, with onward connections into Liverpool. The nearest rail stations on the Wirral Line offer services into Liverpool Lime Street and Chester, with journey times from around 20–35 minutes depending on the route, making this a practical base for commuting or regular trips into the city and surrounding towns. Overall, this three bedroom semi detached house for sale combines an immaculate interior with multiple reception rooms, a well planned kitchen with dining space, a high quality bathroom and a location that works particularly well for families seeking nearby schools, amenities, green spaces and reliable transport links.



#### Hallway

13'1" (3.99m) x 6'7" (2.01m)

#### Living Room

13'7" (4.14m) Max x 11'7" (3.53m)

#### Sitting Room

13'5" (4.09m) x 11'2" (3.4m)

#### Dining Room

10'1" (3.07m) x 10'11" (3.33m) Max

#### Kitchen

9'8" (2.95m) x 13'7" (4.14m)

#### Bedroom One

13'8" (4.17m) x 11'7" (3.53m)

#### Bedroom Two

13'5" (4.09m) x 11'2" (3.4m)

#### Bedroom Three

8'4" (2.54m) x 6'7" (2.01m)

#### Bathroom

8'2" (2.49m) x 6'11" (2.11m)

#### Garage

15'1" (4.6m) x 8'0" (2.44m)











GROUND FLOOR

1ST FLOOR



\*These plans are intended to provide a guide to the layout of the property and are not intended to be used as a basis for any legal proceedings. The plans are not to scale and are not intended to be used as a basis for any legal proceedings. The plans are not to scale and are not intended to be used as a basis for any legal proceedings. The plans are not to scale and are not intended to be used as a basis for any legal proceedings.

## Contact Us:

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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.