



# Wirral Gardens, Bebington

£250,000



**LESLEY HOOKS**  
ESTATE AGENTS







Nestled on a desirable corner plot in a highly sought-after location, this charming detached bungalow offers light, airy living spaces perfect for those looking for comfort and convenience. Just a short stroll from local shops, transport links, and amenities, the home features uPVC double glazing and efficient combi-fired gas central heating.

Step inside to find a welcoming porch and hallway leading to a spacious lounge, with a door opening out to a lovely rear courtyard, perfect for relaxation. The modern fitted kitchen breakfast room is complemented by a separate utility room, and there's an integral garage for added convenience. The layout includes two double bedrooms and a stylish, contemporary three-piece shower room.

Outside, the property enjoys well-maintained gardens to the front and side, along with a driveway providing off-road parking. The delightful enclosed courtyard garden, bathed in a southerly aspect, is ideal for outdoor dining or simply soaking up the sun. Ready to move into, this beautiful bungalow is offered for sale with no onward chain, making it an ideal home for those seeking a peaceful and accessible lifestyle. Council tax band C. Freehold.



#### **Porch**

5'3" (1.6m) x 2'9" (0.84m)

#### **Hallway**

11'4" (3.45m) Max x 11'3" (3.43m) Max

#### **Lounge**

19'10" (6.05m) x 13'0" (3.96m)

#### **Kitchen Breakfast Room**

13'3" (4.04m) x 8'11" (2.72m)

#### **Utility Room**

6'6" (1.98m) x 5'11" (1.8m)

#### **Bedroom One**

12'11" (3.94m) x 10'7" (3.23m)

#### **Bedroom Two**

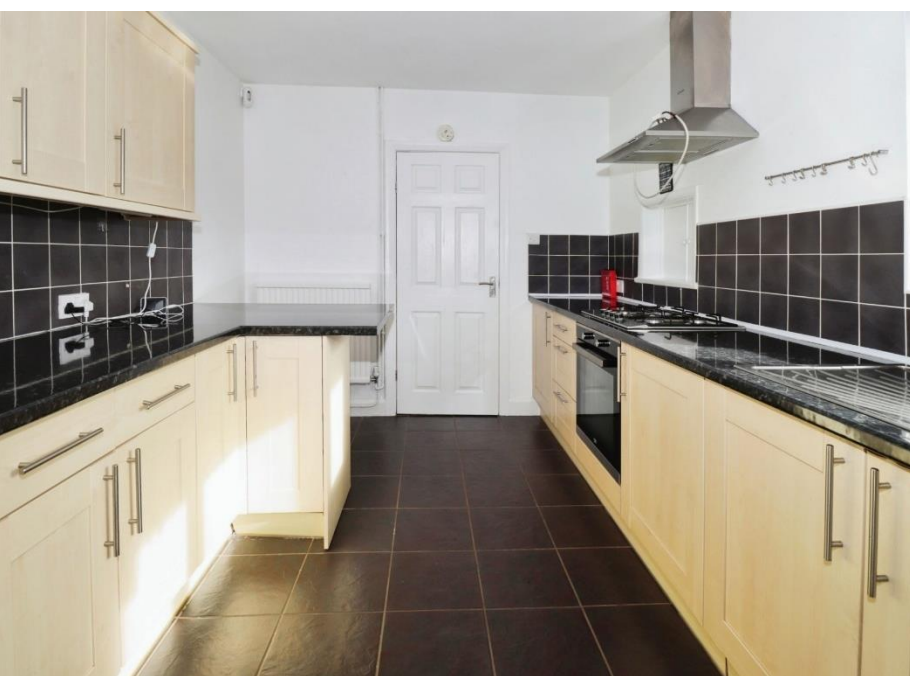
10'5" (3.18m) x 9'10" (3m)

#### **Shower Room**

6'3" (1.91m) x 6'2" (1.88m)

#### **Garage**

14'4" (4.37m) x 10'3" (3.12m)

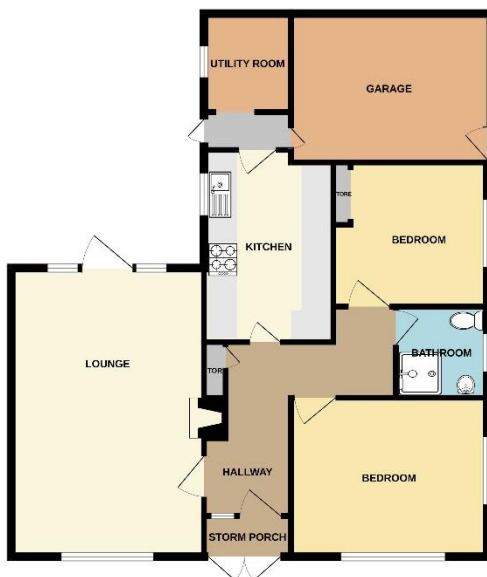








GROUND FLOOR



\*These plans are for information only and do not constitute an offer of the property. They are subject to the terms and conditions of the contract. The seller is not responsible for any errors or omissions in the plans. The plans are not to be used for any purpose other than to provide a general impression of the property. The seller is not responsible for any errors or omissions in the plans. The plans are not to be used for any purpose other than to provide a general impression of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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.