



## Elm Road, Bebington, Wirral CH63 8PF

- Attractive Four Double Bedroom Semi Detached Period Family Residence
- Occupying a Generous Sized Plot with a Delightful Open Rear Aspect
- Reception Hall, Lounge, Dining Room, Kitchen, Conservatory, Utility and W.C
- Landscaped Rear Garden with Patio, Sun Terrace, Summer House and Gym
- Seamlessly Blending Character Features with Contemporary Living
- Spacious, Versatile and Well Planned - Appointed with a Tasteful Decor
- Four Sizeable Double Bedrooms and a Modern Four Piece Family Bathroom
- Gated Access to Off Road Parking - Viewing Strongly Recommended



£385,000







































## Description

An outstanding period property of immense character and charm, Move Residential are delighted to showcase this superb four double bedroom semi detached family home. Seamlessly blending character features with contemporary living, this home has been meticulously renovated throughout retaining original features whilst modernising the property including a full re-wire, replacement of the heating system and boiler along with new fascia's and gutters. With high ceilings, Karndean flooring and original fireplaces to the majority of rooms this home must be viewed to be appreciated in full.

In brief you have a welcoming reception hallway, dining room and a spacious lounge with exposed brick wall and patio doors leading to the delightful rear garden. High quality fitted kitchen complete with a range of wall and base units, peninsula island, Corian worktops, inset copper sink and an array of fitted appliances. A barn style door leads to the conservatory which enjoys a lovely aspect over the rear garden. Completing the ground floor you have a utility room and W.C. To the first floor you the master bedroom with fitted wardrobes and rear outlook over fields, second double bedroom with original fireplace and wardrobes, bedroom three with built in desk, storage and attractive view over fields, fourth double bedroom with original fireplace and finally you have a contemporary four piece family bathroom with roll top bath and shower cubicle.

Externally you have gated access to off road parking and the attractive property frontage with delightful courtyard. To the rear you have a beautifully landscaped mature garden, with patio area, decked sun terrace, BBQ area and summer house. You also have a useful outbuilding which is currently utilised as a gym. Bebington is a highly sought after residential area with excellent commuting links throughout Wirral, Chester and Liverpool. The area offers a range of local and more commercial shops along with highly regarded schools for all age groups

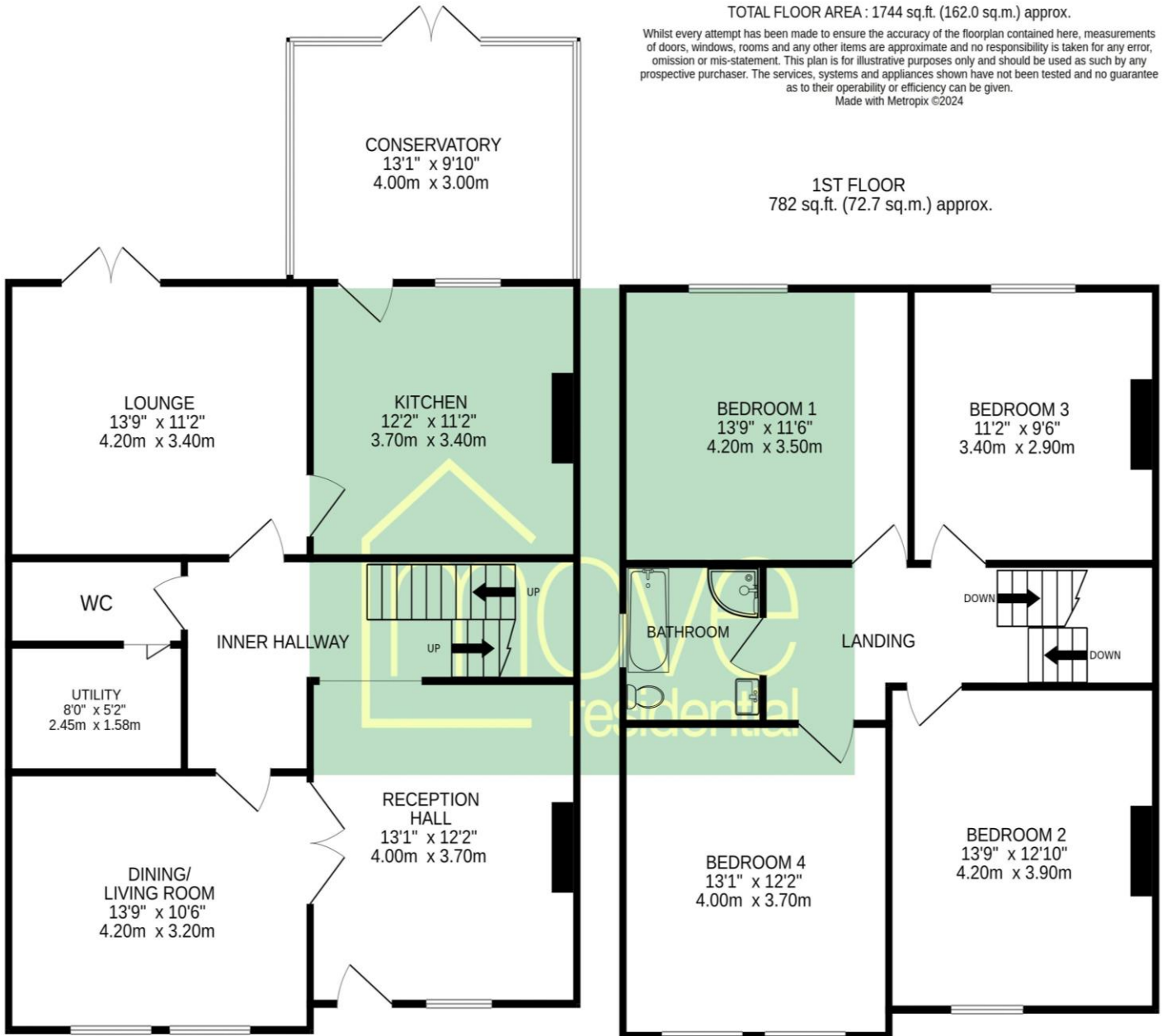
# Floor Plan

GROUND FLOOR  
962 sq.ft. (89.4 sq.m.) approx.

TOTAL FLOOR AREA : 1744 sq.ft. (162.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
782 sq.ft. (72.7 sq.m.) approx.



## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

