

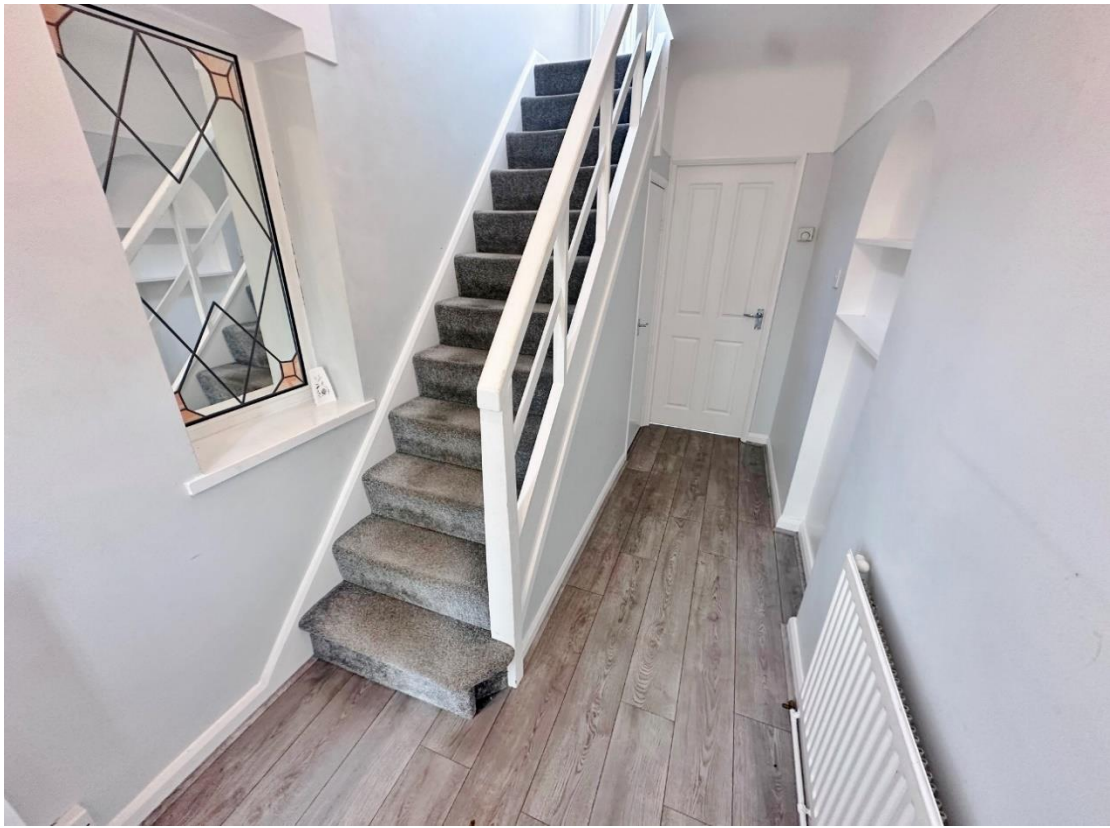


## Townfield Lane, Bebington, Wirral CH63 7NJ

- Traditional Three Bedroom Semi Detached Property
- Located in the Highly Popular Area of Bebington
- Three Bedrooms and a Contemporary Bathroom
- Generous Sized Private Enclosed Rear Garden
- Offered to the Sales Market with No Onward Chain
- Hallway, Through Lounge Diner and Modern Kitchen
- Off Road Parking and Attached Single Garage
- Close to Amenities, Transport Links and Schools



£250,000 – No Onward Chain









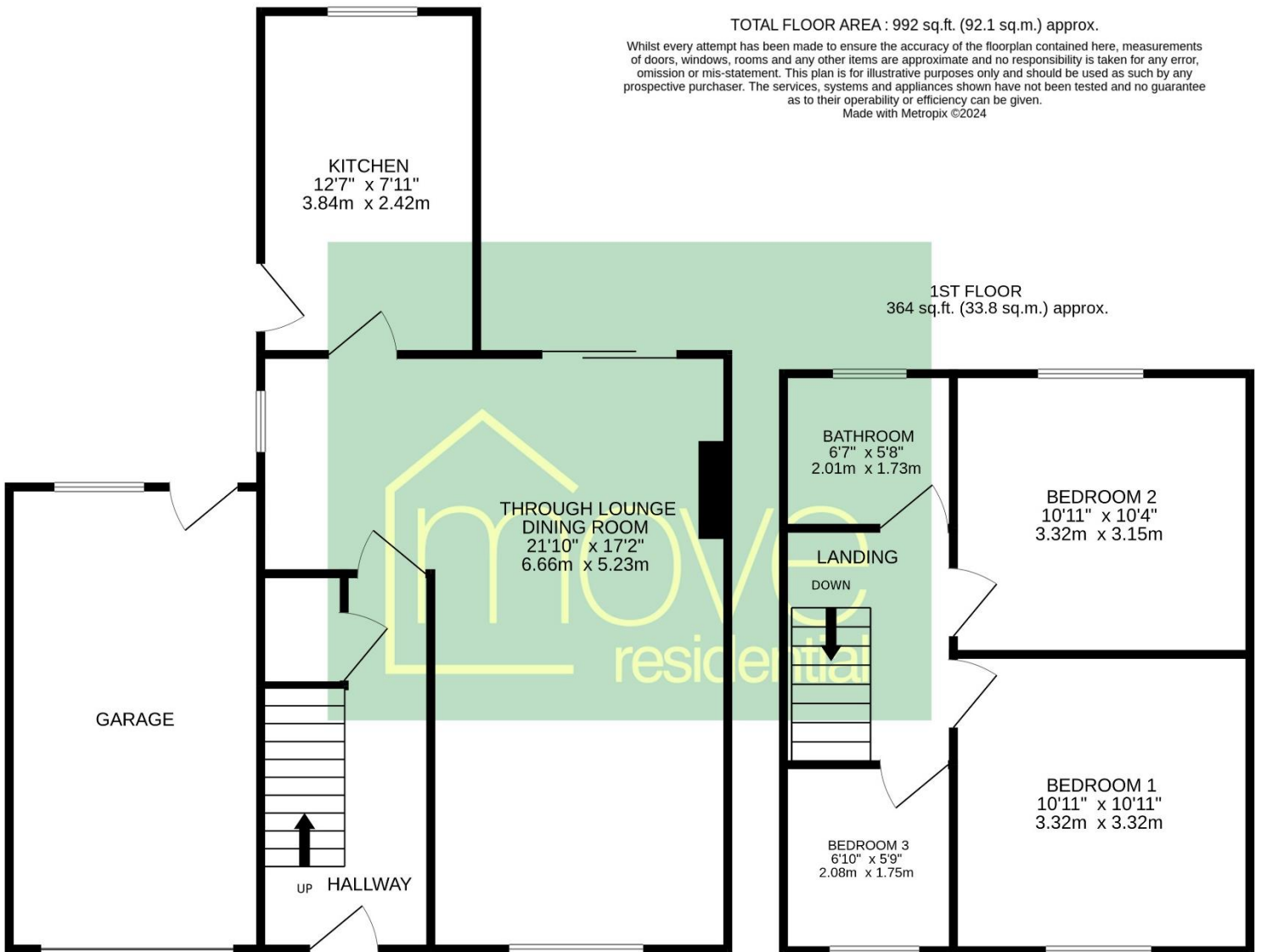




GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.

TOTAL FLOOR AREA : 992 sq.ft. (92.1 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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## Description

Traditional and well appointed three bedroom semi detached property offered for sale with no onward chain. Occupying a generous sized plot with large rear garden, off road parking and integral garage. Well maintained and presented with a tasteful décor, in brief you have a hallway with storage, spacious through lounge diner with wood burning stove and patio doors opening to the delightful rear garden. From here you have access to a modern fitted kitchen complete with Quartz worktops and a range of integrated appliances including a double oven, 5 ring hob, fridge freezer, dishwasher and washing machine with dryer. To the first floor you have two double bedrooms, third bedroom and contemporary family bathroom. 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.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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.