



Garth Boulevard, Higher Bebington

£300,000



LESLEY HOOKS
ESTATE AGENTS





Positioned on one of Bebington's most sought-after roads, this light and airy semi-detached home is ready to move straight into and has plenty to offer growing families and first-time buyers alike. The ground floor is finished throughout with attractive Karndean flooring, giving the home a smart, cohesive feel from the moment you step inside. The lounge is a bright and welcoming room, with a generous bay window and a feature fireplace adding warmth and character. The dining room opens via double doors onto the garden — a lovely touch that comes into its own in the warmer months — and the fitted kitchen is well laid out and practical. Upstairs, three good-sized bedrooms are complemented by a spacious four-piece bathroom with shower and screen over the bath, a feature that many buyers will find a real bonus. To the front, a driveway leads to the garage and provides convenient off-road parking. The rear garden is pleasant and well-kept, with a patio area that makes for an enjoyable outdoor space. With combi-fired gas central heating and uPVC double glazing already in place, and local shops, schools and transport links all within easy walking distance, this one is ready to enjoy from day one. Viewing is highly recommended. Council tax band C. Freehold.



Hallway

14'0" (4.27m) x 5'11" (1.8m)

Lounge

13'10" (4.22m) Into Bay x 12'5" (3.78m)

Dining Room

12'5" (3.78m) x 11'4" (3.45m)

Kitchen

11'10" (3.61m) x 7'2" (2.18m)

Bedroom One

13'9" (4.19m) Into Bay x 11'3" (3.43m)

Bedroom Two

12'1" (3.68m) x 11'3" (3.43m)

Bedroom Three

8'1" (2.46m) x 7'3" (2.21m)

Bathroom

8'5" (2.57m) x 7'6" (2.29m)

Garage

14'8" (4.47m) x 7'0" (2.13m)

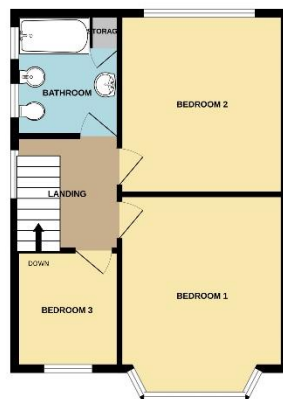






GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan concerned here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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