



# Mount Park, Higher Bebington

Offers Over £300,000



**LESLEY HOOKS**  
ESTATE AGENTS







Nestled in a peaceful cul-de-sac in the ever-popular residential area of Higher Bebington, this lovely detached house is perfect for families or anyone seeking comfort, space, and convenience. Well maintained throughout, the property offers generous living space that's ready for you to move in and make your own—especially with the added bonus of no onward chain. Step inside and you'll find a welcoming hallway, a handy downstairs WC, and a bright, spacious lounge that flows seamlessly into a separate dining room—ideal for entertaining or enjoying family meals. The kitchen is well laid out and practical, with a conservatory at the rear offering a sunny spot to relax and enjoy views of the garden. Upstairs, the home offers four well-proportioned bedrooms, with the main bedroom thoughtfully opened up into the fourth for extra space, along with a modern three-piece family bathroom. Outside, the property continues to impress with a private driveway and garage, providing off-road parking and extra storage. The generous rear garden is a real highlight—perfect for children to play, gardening, hosting summer barbecues, or simply unwinding in your own outdoor oasis. Ideally located, you're just a short stroll from local bus routes and a small cluster of handy shops, with the wider range of amenities in Higher Bebington Parade just a five-minute walk away. Excellent transport links via nearby motorway connections make commuting to Liverpool or Chester a breeze. This home really does tick all the boxes for comfortable, family-friendly living in a sought-after location. Freehold. Council tax band D.



#### **Hallway**

5'1" (1.55m) x 5'9" (1.75m)

#### **Downstairs WC**

4'4" (1.32m) x 2'7" (0.79m)

#### **Lounge**

15'11" (4.85m) Max x 13'10" (4.22m) Max

#### **Dining Room**

10'8" (3.25m) x 8'11" (2.72m)

#### **Kitchen**

13'7" (4.14m) x 7'5" (2.26m)

#### **Conservatory**

7'4" (2.24m) x 17'0" (5.18m)

#### **Bedroom One**

12'10" (3.91m) x 16'7" (5.05m) Max

#### **Bedroom Two**

10'10" (3.3m) x 9'4" (2.84m)

#### **Bedroom Three**

7'10" (2.39m) x 7'4" (2.24m)

#### **Bathroom**

8'1" (2.46m) x 4'4" (1.32m)

#### **Garage**

29'3" (8.92m) x 7'11" (2.41m)












GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 Plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		71	77
<p><b>England and Wales</b></p>		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.