



St Andrews Road, Bebington

£350,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming three-bedroom semi-detached home, ideally situated on the ever popular St Andrews Road in the heart of Bebington. Ideal for families, first-time buyers, and those looking to settle in a friendly and well-connected community. Step inside and you are welcomed by a bright and inviting hallway. The spacious lounge provides a wonderful space to relax and unwind, whilst to the rear, a generous sitting/dining room offers a versatile area ideal for entertaining guests or enjoying everyday family life. The smart fitted kitchen completes the ground floor accommodation.

To the first floor you will find three well-proportioned bedrooms, each offering comfortable and flexible accommodation to suit a variety of needs. A three-piece family bathroom completes the first floor. Outside, the property really comes into its own. A driveway provides off-road parking, leading to the detached garage providing fantastic for storage space. To the rear, a lovely garden awaits with patio area that enjoys a south westerly aspect. Situated on one of the most sought after roads in Bebington, the property is within walking distance of local primary, secondary and grammar schools. Rail and bus routes are also within walking distance. Motorway networks with links to Liverpool and Chester are a five minute drive away. Freehold. Council tax band C.



Hallway
10'5" (3.18m) x 6'1" (1.85m)

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

Sitting/Dining Room
11'9" (3.58m) x 17'11" (5.46m) Max

Kitchen
8'4" (2.54m) x 10'1" (3.07m)

Landing
6'9" (2.06m) x 7'4" (2.24m)

Bedroom One
12'1" (3.68m) x 10'2" (3.1m)

Bedroom Two
11'10" (3.61m) x 9'11" (3.02m)

Bedroom Three
8'3" (2.51m) x 7'6" (2.29m)

Bathroom
7'6" (2.29m) x 7'6" (2.29m)

Garage
14'2" (4.32m) x 9'9" (2.97m)







Whilst every attempt has been made to ensure the accuracy of the fixtures, fittings, measurements of floors, ceilings, walls and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agents and agencies herein have not been tested and no guarantee is given for their accuracy or absence of any errors. Made with Metreplan 10/2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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