

School Lane, Higher Bebington

£315,000







LESLEY HOOKS
ESTATE AGENTS





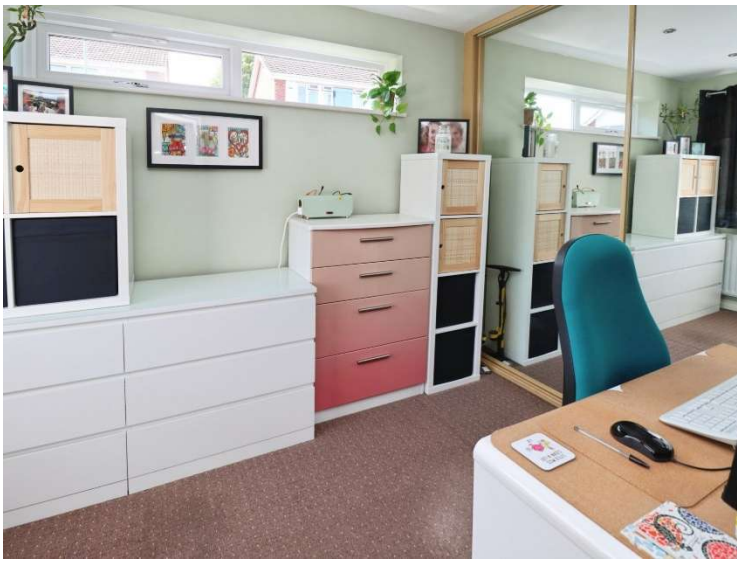


Tucked away in the sleepy, sought-after streets of Higher Bebington, this extended detached family home is the definition of move-in ready. Light, airy and beautifully laid out, it`s the kind of property that ticks every box for growing families – and then throws in a few bonus boxes for good measure. Step through the front porch, complete with handy storage cupboard for coats, boots and all the paraphernalia family life demands, and into the welcoming hallway that sets the tone for what`s to come. To your side, the lounge offers a cosy spot to unwind, with a fireplace as its natural focal point, before flowing effortlessly through open access into the dining room. Here, double doors open out to the garden, blurring the line between indoors and out – perfect for keeping an eye on the kids while you get on with dinner, or simply letting the summer air drift through. And speaking of dinner – the bespoke fitted kitchen dining room is a real showstopper. Thoughtfully designed with integrated appliances throughout, it`s a space made for everything from hurried breakfasts to leisurely Sunday lunches, with plenty of room for the whole family to gather round. Back through the hall, you`ll find one of this home`s real trump cards: an adaptable reception room complete with built-in slide robes. Whether you need a fourth bedroom, a peaceful home office, a playroom, or a guest suite, this flexible space bends to fit your family`s needs, not the other way around. Upstairs, three good size bedrooms offer comfortable, restful retreats, served by a fully tiled four piece bathroom – ideal for those busy weekday mornings when everyone needs the bathroom at once. Outside, the property continues to deliver. To the front, a driveway provides welcome off road parking, while to the rear, a delightful garden with patio area offers space to relax, entertain or let the little ones (and the dog) run free. A garage completes the package, offering further storage or parking as needed. Practical touches run throughout, with uPVC double glazing and combi fired gas central heating keeping things comfortable and efficient all year round. Location-wise, you really are spoilt. Within walking distance of local primary, secondary and grammar schools, plus a good range of local shops and amenities, this is a home that makes daily life that little bit easier – and a little bit sweeter too. Council tax band C. Freehold.

Porch
4'6" (1.37m) x 3'10" (1.17m)
Hallway
14'1" (4.29m) x 6'0" (1.83m)
Lounge
14'1" (4.29m) x 11'8" (3.56m)
Dining Room
9'11" (3.02m) x 9'6" (2.9m)
Kitchen Dining Room
16'11" (5.16m) x 11'5" (3.48m) Max
Reception Room
10'2" (3.1m) x 8'9" (2.67m)

Bedroom One
11'8" (3.56m) To Wardrobe x 10'1" (3.07m)
Bedroom Two
9'11" (3.02m) Max x 7'5" (2.26m)
Bedroom Three
9'2" (2.79m) x 7'7" (2.31m)
Bathroom
10'3" (3.12m) x 4'11" (1.5m)


DANCE LIKE
LAUGH















TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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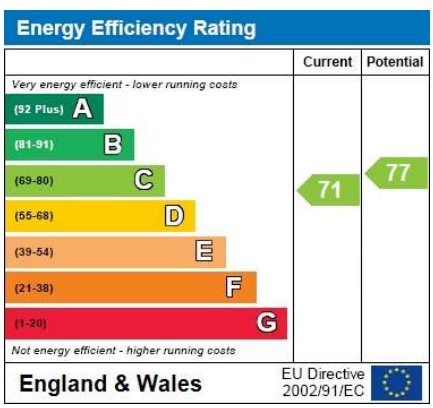

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