



# Derwent Road, Higher Bebington

£280,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS





There's something special about Higher Bebington. It has that rare quality of feeling like a world away from the hustle and bustle, yet everything you need is right on your doorstep. And nestled within this sought-after pocket of the Wirral sits this fantastic modern three bedroom semi-detached — stylish, well-presented and ready for you to walk straight in and make it your own. The layout has been thoughtfully arranged for modern family life. A handy porch leads you into the hallway, setting a warm and welcoming tone from the off. The lounge is a great space to unwind, whilst the real star of the show downstairs is the open plan kitchen family room — a brilliant, sociable hub of the home that's perfect for busy family mornings and relaxed weekend evenings alike. Throughout you'll find attractive oak doors adding a lovely quality feel to every room. Head upstairs and you'll find three well-proportioned bedrooms, two of which benefit from fitted wardrobes — because storage matters. The bathroom is a treat too; fully tiled and beautifully finished as a stylish three piece suite, complete with shower and shower screen over the bath. Practicalities are well covered with uPVC double glazing and combi fired gas central heating keeping things comfortable and efficient all year round. Outside, a driveway to the front provides off road parking and leads to the garage. But it's the rear garden that might just seal the deal — a delightful space with a patio area and, wait for it, breathtaking views across to Liverpool. Absolutely stunning. And the location really couldn't be better for families — within walking distance of local primary, secondary and grammar schools, this is the kind of address that gets snapped up fast. Don't say we didn't warn you — get in touch today! Council tax band B. Freehold.



#### **Porch**

7'0" (2.13m) x 3'10" (1.17m)

#### **Hall**

5'3" (1.6m) x 4'11" (1.5m)

#### **Lounge**

22'1" (6.73m) Max x 12'10" (3.91m) Max

#### **Open Plan Kitchen Family Room**

17'11" (5.46m) Max x 15'5" (4.7m) Max

#### **Bedroom One**

12'2" (3.71m) Into Wardrobe Recess x 9'8" (2.95m)

#### **Bedroom Two**

9'8" (2.95m) Into Wardrobe Recess x 9'8" (2.95m)

#### **Bedroom Three**

7'2" (2.18m) Max x 6'3" (1.91m)

#### **Bathroom**

6'2" (1.88m) x 5'4" (1.63m)





