



Holmville Road, Higher Bebington

£325,000



LESLEY HOOKS
ESTATE AGENTS





Set in the heart of Higher Bebington, this charming semi-detached home has the space a growing family needs with the schools and shops on your doorstep. Step into the hallway and straight through to the lounge. The curved bay window sets the tone for the room, filling it with light and giving you a spot to put your feet up at the end of the day. The kitchen is where this home earns its keep. With a five ring gas hob and two ovens, cooking for the family or a full house at the weekend is no trouble at all. Next door the sitting room opens through double doors into the conservatory. It is currently used as a dining room and it works well for everything from family dinners to a long Sunday catch up.

To the first floor you will find three well proportioned bedrooms that share a four piece family bathroom, so mornings run smoothly. Outside is where summer happens. The garden is south westerly facing, so the sun stays until late. It is private and a good size. There is decking for a cuppa, a patio for the BBQ and a lawn for the kids to run around. Whether it's a quiet evening with a drink or the whole family round for the afternoon, there is room for it all. The driveway provides off road parking. The location makes family life easy. Primary, secondary and grammar schools are all within walking distance, so the school run is simple. Bebington village is a five minute walk, with its shops and amenities on hand for the daily essentials, a coffee or a catch up with friends. Higher Bebington is a popular part of the Wirral, and this home puts you right in the middle of it. Hop in the car and you are five minutes from the motorway, with quick links to Liverpool and Chester.

Hallway

11'2" (3.4m) x 6'5" (1.96m)

Lounge

13'2" (4.01m) Into Bay x 11'11" (3.63m)

Sitting Room

13'4" (4.06m) x 11'4" (3.45m)

Kitchen

12'10" (3.91m) x 7'0" (2.13m)

Conservatory

10'4" (3.15m) x 17'4" (5.28m)

Landing

9'1" (2.77m) x 7'0" (2.13m)

Bedroom One

13'4" (4.06m) Into Bay x 11'4" (3.45m)

Bedroom Two

12'11" (3.94m) x 11'4" (3.45m)

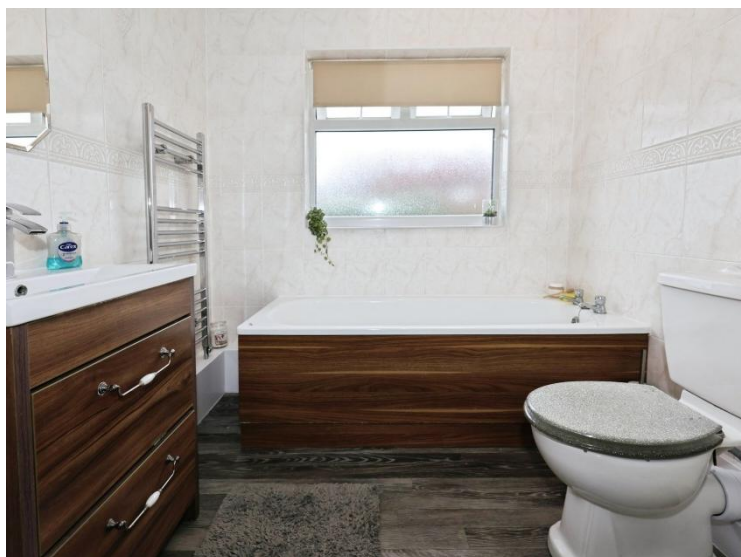
Bedroom Three

7'11" (2.41m) x 7'0" (2.13m)

Bathroom

8'7" (2.62m) x 7'0" (2.13m)



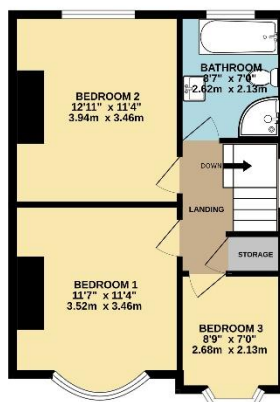




GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.
We warrant every effort has been made to ensure the accuracy of the floorplan and room measurements. Measurements of rooms, fixtures, fittings and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The actual layout, fixtures and fittings may vary from those shown and no guarantee is made as to their condition or suitability for any purpose.
Based on measurements taken on 10/08/2023

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.