



School Lane, Higher Bebington, CH63
£235,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

A lot going for this two bedroomed detached home in Higher Bebington, not least its no chain status, but also its deceptively spacious accommodation, southerly facing garden, and its location, too...

We were surprised by the space on offer here; off the main hallway (complete with w.c), there's the front sitting room, with double doors separating it from the rear diner - close these off to make for a more snug, private space, or throw them open for a more inclusive feel.

And then we're through another set of double doors to the garden - or through the opening to the kitchen - a specifically great flow of accommodation, certainly for the entertainers amongst us who enjoy being in the mix whilst cooking! A fitted kitchen here with a good amount of work top and cupboard space, and then another door out to the garden.

Upstairs we have two doubles, both with en suites - the front with shower room, and the rear with bathroom - equally sized bedrooms enjoying a great deal of light.

Outside we have a patioed garden which is obviously very easily maintained, so for those of you who have little time to tend to a lawn, this is pretty perfect, just grab a few pretty pots and you'll be ready to go!

School Lane sits parallel to Mount Road, with a short drive to the M53 in one direction, and the shops, restaurants and bars of Higher Bebington are just a walk away.

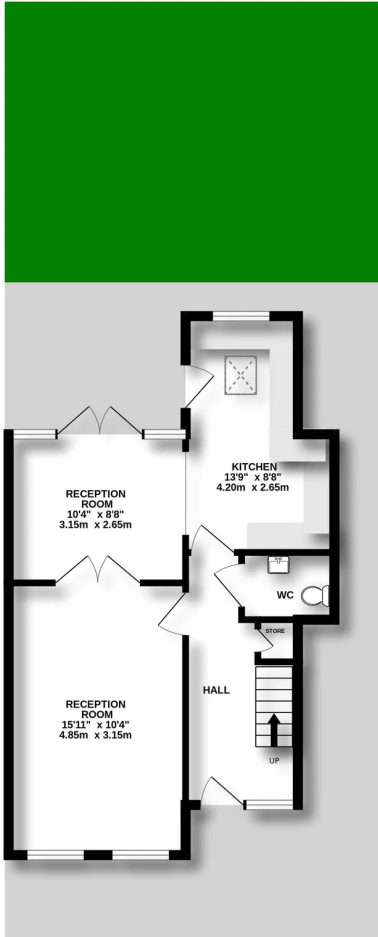
Council Tax Band: C



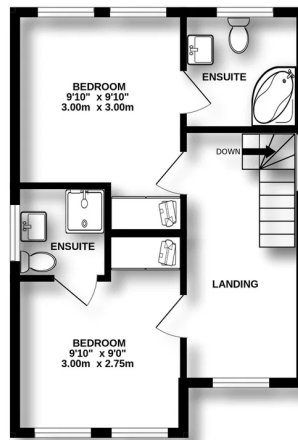




GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
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