



Queenswood Avenue, Higher Bebington

£260,000



LESLEY HOOKS
ESTATE AGENTS





Beautifully presented throughout, this extended semi-detached home delivers a level of space and finish that immediately sets it apart. Move-in ready and thoughtfully maintained. To the ground floor, a welcoming entrance hallway leads to a comfortable sitting room offering a welcome retreat from the main living areas. To the rear, the extended open plan kitchen and family room is the standout space: bright, sociable and generously proportioned, it brings together cooking, dining and family life in one well-considered room. Perfect for busy weekday routines and relaxed weekend entertaining alike.

To the first floor are three well-proportioned bedrooms, offering excellent flexibility for families. A stylish three-piece family bathroom suite completes the layout. Externally, a driveway to the front provides off-road parking. To the rear, a delightful and well-maintained garden offers a fantastic outdoor space for relaxing and entertaining throughout the year. Situated in a popular residential area in the heart of Bebington, the property is within walking distance of local primary, secondary and grammar schools. There is a good selection of shops and amenities just five minutes walk away in Higher Bebington. Motorway networks with links to Liverpool and Chester are a ten minute drive away. Freehold. Council tax band B



Hallway

10'0" (3.05m) x 5'7" (1.7m)

Sitting Room

11'0" (3.35m) Into Bay x 11'1" (3.38m)

Open Plan Kitchen Family Room

20'10" (6.35m) x 15'2" (4.62m)

Landing

8'0" (2.44m) x 6'1" (1.85m)

Bedroom One

11'0" (3.35m) Into Bay x 10'9" (3.28m)

Bedroom Two

11'5" (3.48m) x 10'1" (3.07m)

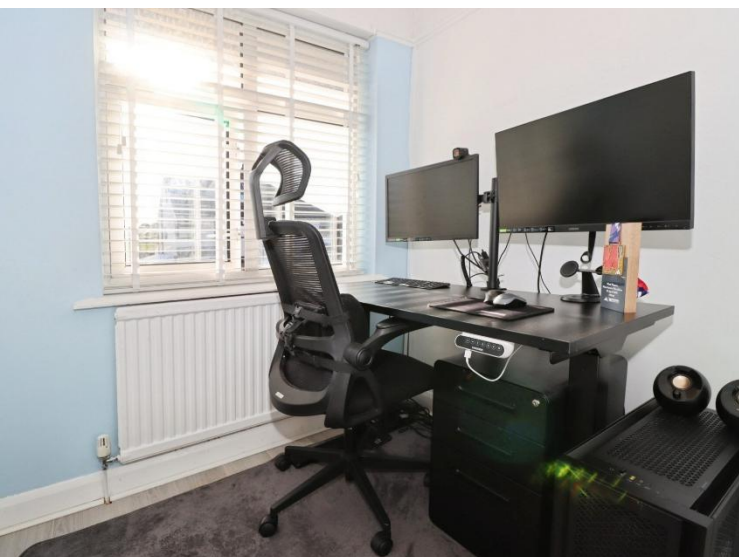
Bedroom Three

7'0" (2.13m) x 6'1" (1.85m)

Bathroom

6'1" (1.85m) x 6'0" (1.83m)

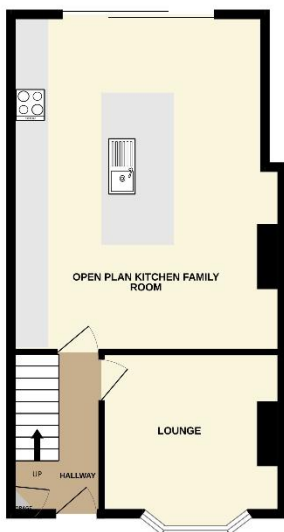






GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of floor, walls, etc. are not guaranteed and are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and does not constitute a contract or any other legal document. The services, systems and appliances shown have not been tested and no guarantee is given for their condition or performance. See also the floorplan 1/2006.

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