

Brackenwood Road, Bebington

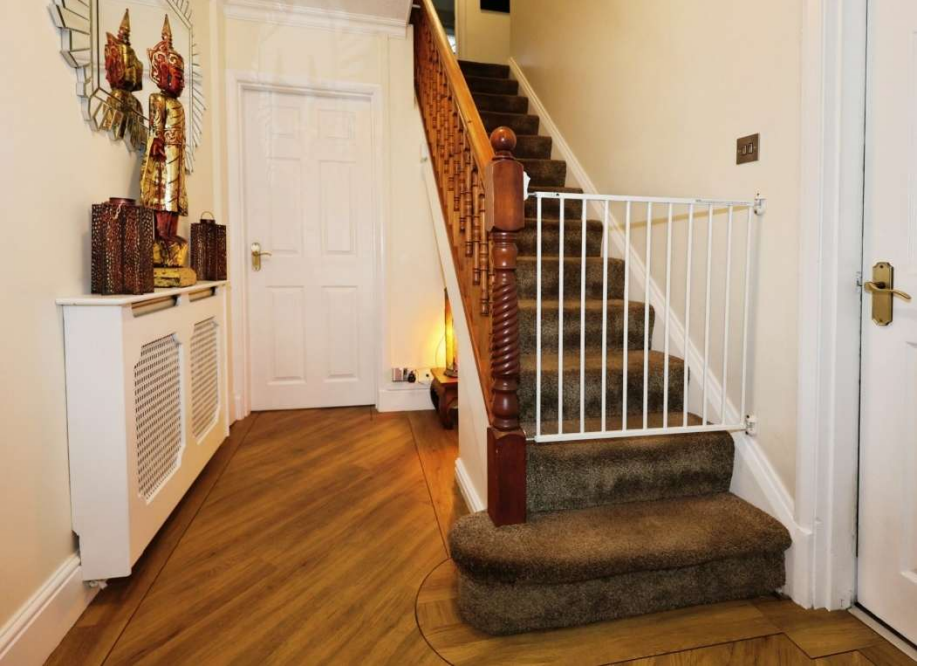
£240,000







LESLEY HOOKS
ESTATE AGENTS







A layout that works and an outlook that doesn`t get old. This well presented three bedroom end terrace on Brackenwood Road is ready for its next owner. Step inside and the hallway has a storage cupboard, so coats and shoes are sorted. The lounge is a good size and made for relaxing, the sort of room you sink into after a long day. A sliding door opens onto the side garden, handy for a bit of fresh air without leaving the sofa. The dining room opens into the modern kitchen, and the two work together as one social space. Cook while everyone else sets the table, or pull up a chair at the end of the day and carry on the conversation while dinner finishes. Beyond it are a lean to and a utility room. An inner hall runs from the front of the house to the lean to and the downstairs WC. To the first floor you`ll find three good size bedrooms. Use them as bedrooms, a home office or a guest room, whatever suits your needs. A shower room completes the first floor. The paved garden is low maintenance and made for outdoor living. Fire up the barbecue, set the table for al fresco dining or have your morning coffee in the sun. There`s no lawn to mow and no weekends lost to upkeep. Brackenwood Road is a popular residential spot with plenty on the doorstep. The house overlooks the former Brackenwood golf course. Local primary, secondary and grammar schools are all within easy reach. Teehey Lane is a short walk away for shops and eateries, and Bebington Village is a short drive. The M53 is just a few minutes away, so Liverpool and Chester are both easily reached. Council tax band B. Freehold.

Hallway
10'9" (3.28m) Max x 6'5" (1.96m)
Lounge
11'0" (3.35m) x 11'10" (3.61m)
Dining Room
10'10" (3.3m) Max x 12'3" (3.73m) Max
Kitchen
8'9" (2.67m) x 9'5" (2.87m)
Inner Hallway
12'3" (3.73m) x 3'8" (1.12m)
Lean to
17'6" (5.33m) Max x 13'2" (4.01m) Max
Utility
6'9" (2.06m) x 8'8" (2.64m)
Downstairs WC
5'8" (1.73m) x 2'9" (0.84m)

Bedroom One
15'5" (4.7m) Max x 10'6" (3.2m) Max
Bedroom Two
9'5" (2.87m) x 11'11" (3.63m)
Bedroom Three
8'10" (2.69m) x 9'6" (2.9m)
Bathroom
5'3" (1.6m) x 8'9" (2.67m)











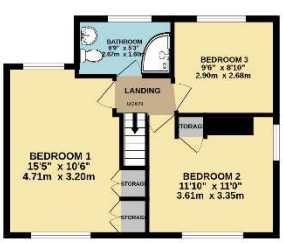




GROUND FLOOR
709 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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