

Conville Boulevard, Higher Bebington

£340,000







LESLEY HOOKS
ESTATE AGENTS







Tucked away in one of Higher Bebington`s most sought after roads, this deceptively spacious semi-detached home is a real surprise. From the outside it looks charming, but step inside and you`ll quickly see just how much room there is. Add the benefit of a converted garage annex and you have a home with flexibility to spare. You enter via a useful porch, ideal for muddy boots and wet umbrellas, before stepping into the welcoming hallway. Here, a beautiful feature glass and oak staircase sets the tone for the rest of the home. A convenient downstairs WC completes the entrance. To the front, the sitting room is a lovely, light-filled space, with a bow bay window creating a perfect spot for a favourite armchair. Beyond this, the lounge dining room is a wonderful room for entertaining, with sliding patio doors opening into the conservatory. It`s a space that brings the garden indoors and is perfect for relaxing whatever the weather. The smart fitted kitchen is sure to impress any keen cook, with a range cooker as its centrepiece and sleek Quartz work tops. It`s stylish, practical and a joy to work in. Upstairs, there are three good size bedrooms, two with fitted wardrobes, making storage a breeze. A modern three piece shower room serves the floor, keeping family life running smoothly. Outside, the front of the property offers a driveway with off road parking. To the rear, you`ll find a lovely garden with a timber sun deck, an ideal spot for summer barbecues, al fresco dining or simply unwinding at the end of the day. Then there`s the bonus: the original garage has been converted into a versatile annex with its own shower room. Whether you need a home office, a granny annex, a teenage hideaway or space for guests, it`s ready to adapt to your needs. With uPVC double glazing and combi fired gas central heating throughout, this home is as practical as it is appealing. Ideally situated within easy reach of local shops, schools and transport links, it`s a location that ticks every box. Council tax band C. Freehold.

Porch
2'1" (0.64m) x 6'9" (2.06m)
Hallway
14'1" (4.29m) x 6'9" (2.06m)
Downstairs WC
2'8" (0.81m) x 4'2" (1.27m)
Sitting Room
14'11" (4.55m) Into Bay x 11'11" (3.63m)
Lounge Dining Room
23'4" (7.11m) x 11'6" (3.51m) Max
Conservatory
9'6" (2.9m) x 9'6" (2.9m)
Kitchen
20'5" (6.22m) x 7'3" (2.21m)

Bedroom One
16'1" (4.9m) Into Bay x 11'9" (3.58m) Into Wardrobe Recess
Bedroom Two
12'9" (3.89m) x 11'4" (3.45m) Into Wardrobe Recess
Bedroom Three
8'10" (2.69m) x 7'0" (2.13m)
Shower Room
8'6" (2.59m) Max x 7'5" (2.26m)

Annex
13'4" (4.06m) x 7'8" (2.34m)
Annex Shower Room
7'8" (2.34m) x 6'3" (1.91m)

















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