



Town Lane, Bebington

£260,000



LESLEY HOOKS
ESTATE AGENTS





This beautifully presented semi-detached home is ready to move straight into, offering stylish and comfortable living throughout. Finished with oak timber doors, uPVC double glazing and combi gas central heating, the property is designed with both charm and convenience in mind. The welcoming hallway leads into a bright lounge with a lovely bay window, while the rear of the home opens into a fantastic open-plan space, combining the dining area, a modern fitted kitchen and a light-filled conservatory. The kitchen is a real highlight, complete with integrated washing machine, fridge freezer, Belfast-style sink and a hot water tap. Upstairs, there are three well-proportioned bedrooms and a superb family bathroom featuring a three-piece suite with an elegant roll-top bath with claw feet. Outside, the rear garden provides a delightful retreat, with a patio area perfect for relaxing or entertaining. Ideally located, the home is within walking distance of primary, secondary and grammar schools, with Teehey Lane's shops and amenities just around the corner. This stunning home is perfect for those looking for nothing to do other than simply put their furniture down! Council tax band B. Freehold.



Hallway

13'3" (4.04m) x 5'8" (1.73m)

Lounge

11'4" (3.45m) Into Bay x 11'7" (3.53m)

Dining Room

11'11" (3.63m) x 10'8" (3.25m)

Kitchen

8'10" (2.69m) x 7'0" (2.13m)

Conservatory

11'1" (3.38m) x 9'8" (2.95m)



Bedroom One

13'0" (3.96m) Into Bay x 10'11" (3.33m)

Bedroom Two

10'6" (3.2m) x 10'11" (3.33m)

Bedroom Three

7'0" (2.13m) x 6'6" (1.98m)

Bathroom

6'6" (1.98m) x 6'2" (1.88m)





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	79
England & Wales		EU Directive 2002/91/EC	

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