



Shallmarsh Road, Higher Bebington

£250,000



LESLEY HOOKS
ESTATE AGENTS





This light and airy semi-detached home offers well-proportioned accommodation throughout and is ideally suited to first time buyers, growing families or those looking to downsize. Step inside to a welcoming hallway, leading through to a generous lounge/dining room, perfect for everyday living or entertaining. The kitchen offers plenty of scope to add your own stamp.

Upstairs you will find three good sized bedrooms and a family bathroom. Outside, a driveway provides off-road parking, while the garden gives you space to relax, entertain and enjoy al fresco dining. Situated in a popular residential area, the property is within walking distance of local primary, secondary and grammar schools. There is a good selection of shops, just five minutes walk away in Higher Bebington. Motorway networks with links to Liverpool and Chester are a five minute drive away. Freehold, Council tax band B.

Hallway

11'2" (3.4m) x 5'9" (1.75m)

Lounge/dining room

22'7" (6.88m) x 10'10" (3.3m)

Kitchen

12'7" (3.84m) x 6'4" (1.93m)

Landing

7'11" (2.41m) x 5'9" (1.75m)

Bedroom One

11'3" (3.43m) x 10'10" (3.3m)

Bedroom Two

10'11" (3.33m) x 10'3" (3.12m)

Bedroom Three

7'10" (2.39m) x 5'9" (1.75m)

Bathroom

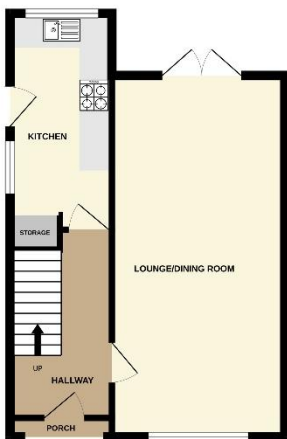
6'1" (1.85m) x 6'4" (1.93m)



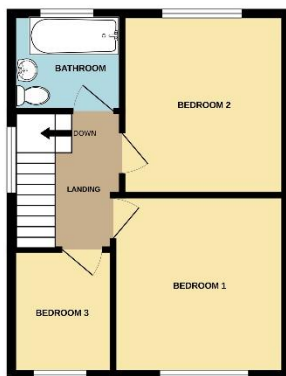




GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures, no guarantee is given. Measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operability or efficiency over the years.
Made with floorplan 100025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.