



Beechway, Bebington

£260,000



LESLEY HOOKS
ESTATE AGENTS





Set on a generous plot in the heart of Bebington, this deceptively spacious semi-detached home offers far more than first meets the eye. Ready to move into and perfectly liveable, it also presents an exciting opportunity for a new owner to add their own style with some light aesthetic updating. The property benefits from uPVC double glazing and combi-fired gas central heating, with well-balanced accommodation throughout. The layout briefly comprises a welcoming hallway, a cosy lounge with feature fireplace, a comfortable sitting room with sliding patio doors opening onto the garden, a separate dining room, and a kitchen to the rear. Upstairs, there are three generous bedrooms, along with a practical wet room and a separate WC. Externally, the home continues to impress. To the front there is a driveway providing off-road parking, while to the rear you'll find a lovely, good-sized garden with a patio area—ideal for relaxing or entertaining. There is also the added bonus of a smaller side garden. Ideally located, the property is within easy walking distance of local primary, secondary and grammar schools, as well as shops and excellent transport links, making it a superb choice for families and commuters alike. Council tax band C. Freehold



- Hallway**
15'5" (4.7m) x 6'5" (1.96m)
- Downstairs WC**
4'10" (1.47m) x 2'9" (0.84m)
- Lounge**
13'7" (4.14m) Into Bay x 11'8" (3.56m)
- Sitting Room**
12'11" (3.94m) x 9'10" (3m)
- Dining Room**
9'7" (2.92m) x 8'3" (2.51m)
- Kitchen**
8'8" (2.64m) x 8'8" (2.64m)



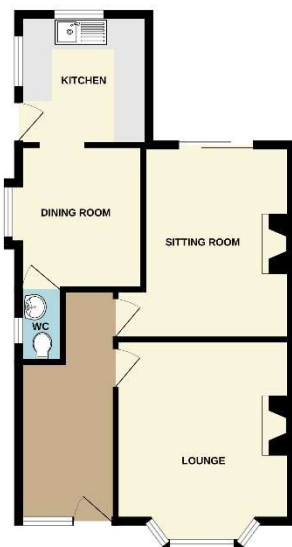
- Bedroom One**
13'10" (4.22m) Into Bay x 11'11" (3.63m)
Into Wardrobe Recess
- Bedroom Two**
12'10" (3.91m) x 10'9" (3.28m) Into
Wardrobe Recess
- Bedroom Three**
8'5" (2.57m) x 6'5" (1.96m)
- Wet Room**
7'4" (2.24m) x 5'5" (1.65m)
- Separate WC**
4'6" (1.37m) x 2'2" (0.66m)





GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA - 989 sq.ft. (91.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor area contained herein, measurements of plots, walls, rooms, etc. are taken and approximated and no responsibility is taken for any errors or omissions or discrepancies. This plan is for illustrative purposes only and should be used as a guide for only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or otherwise in the future.
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