



Mersey View, Higher Bebington

£850 PCM



LESLEY HOOKS
ESTATE AGENTS





Welcome to Ivy Cottage, a delightful retreat nestled in the tranquil village of Higher Bebington. This charming property is perfect for those seeking a peaceful haven with modern comforts. Step inside to find a cosy lounge featuring a bow bay window that fills the room with natural light, and a welcoming fireplace that adds a touch of warmth and character. The lounge seamlessly flows into the dining room, creating an inviting space for entertaining and everyday living. The smartly designed kitchen is equipped with an oven and a four-ring electric hob, making meal preparation a breeze. Upstairs, the generous main bedroom offers a serene escape for restful nights. The second bedroom provides access to a well-appointed three-piece bathroom, complete with a shower and shower screen over the bath, ensuring convenience and comfort. Outside, the property boasts a small courtyard to the rear, perfect for enjoying a morning coffee or a quiet moment outdoors. At the front, a generous lawn invites you to relax and soak up the peaceful surroundings. With uPVC double glazing and combi fired gas central heating throughout, Ivy Cottage combines traditional charm with modern efficiency. Make this charming cottage your home and experience the best of village living in Higher Bebington! Council Tax Band B. EPC Rating D



Lounge

14'6" (4.42m) x 12'3" (3.73m)

Dining Room

11'11" (3.63m) x 10'1" (3.07m)

Kitchen

11'6" (3.51m) x 9'2" (2.79m)

Bedroom One

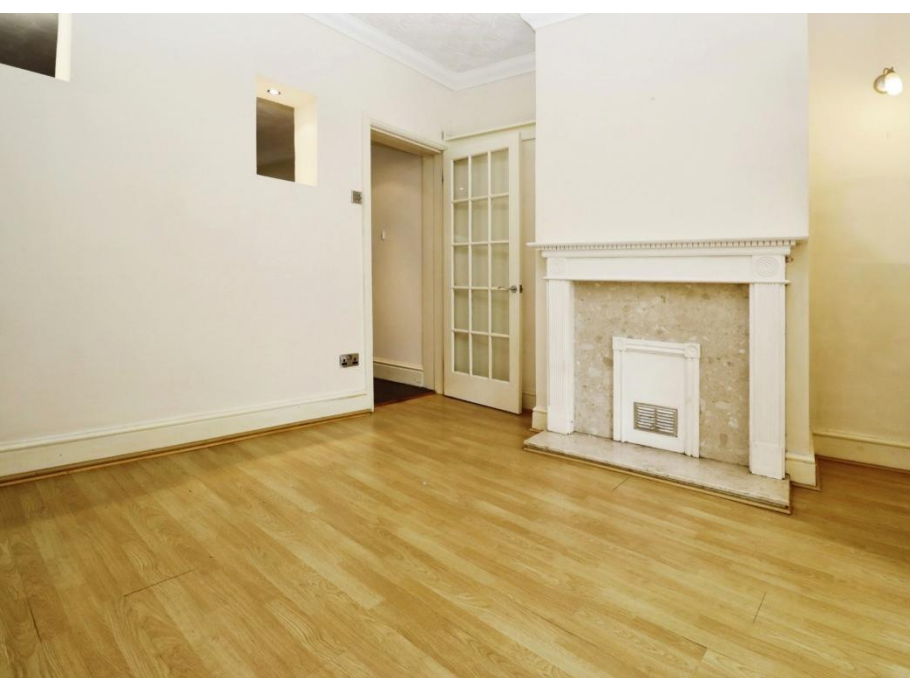
13'9" (4.19m) x 12'7" (3.84m)

Occasional Bedroom Two

10'2" (3.1m) x 9'4" (2.84m)

Bathroom

9'4" (2.84m) x 5'11" (1.8m)

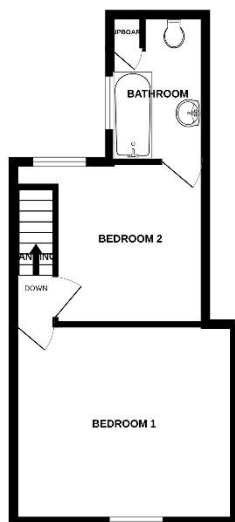
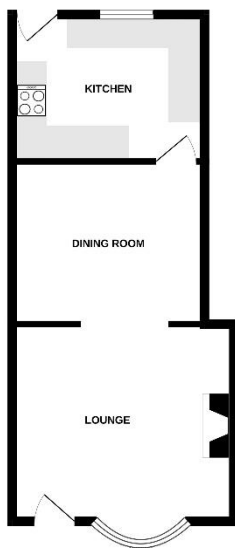






GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 sq.m.) approx.
These floor plans are for information only and do not constitute an offer of any contract. The actual floor area may vary slightly from the above. The actual floor area will be determined by a professional surveyor. The actual floor area will be determined by a professional surveyor. The actual floor area will be determined by a professional surveyor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(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.