



# Old Chester Road, Bebington Border

£270,000



**LESLEY HOOKS**  
ESTATE AGENTS





Situated on the Bebington border, this spacious and extended semi-detached home is ideal for a growing family and is perfectly liveable as it stands, while also offering fantastic scope to add your own stamp and increase its value over time. Ideally located within walking distance of local shops, well-regarded schools, and Bebington train station, this property is perfectly placed for both convenience and lifestyle. Benefiting from combi-fired gas central heating, the generous layout includes a porch, welcoming hallway, handy downstairs WC, a bright lounge with a charming feature fireplace, a cosy sitting room, and a dining room with open access into the fitted kitchen—complete with walk-in pantry and a separate utility room. Upstairs, you'll find four well-proportioned bedrooms, including a spacious master with its own en-suite shower room and walk-in wardrobe. A fully tiled family bathroom with shower over the bath completes the first floor. Outside, there's a driveway providing off-road parking and access to the garage, while to the rear, a lovely garden with patio area offers the perfect space to relax or entertain. This is a wonderful home with great bones, just waiting for someone to make it their own. Council tax band C. Freehold.

#### **Porch**

9'6" (2.9m) x 5'0" (1.52m)

#### **Hallway**

16'5" (5m) x 6'10" (2.08m)

#### **Downstairs WC**

5'6" (1.68m) x 4'1" (1.24m)

#### **Lounge**

13'0" (3.96m) x 11'5" (3.48m)

#### **Sitting Room**

12'2" (3.71m) x 11'5" (3.48m)

#### **Dining Room**

15'10" (4.83m) x 7'3" (2.21m)

#### **Kitchen**

12'7" (3.84m) x 7'1" (2.16m)

#### **Utility Room**

7'10" (2.39m) x 4'1" (1.24m)

#### **Master Bedroom**

15'8" (4.78m) x 12'8" (3.86m)

#### **En-Suite Shower Room**

7'1" (2.16m) x 5'4" (1.63m)

#### **Walk in Wardrobe**

7'2" (2.18m) x 7'0" (2.13m)

#### **Bedroom Two**

13'0" (3.96m) x 11'4" (3.45m)

#### **Bedroom Three**

12'2" (3.71m) x 11'2" (3.4m) Max

#### **Bedroom Four**

8'9" (2.67m) x 6'5" (1.96m)

#### **Bathroom**

7'0" (2.13m) x 6'10" (2.08m)

#### **Garage**

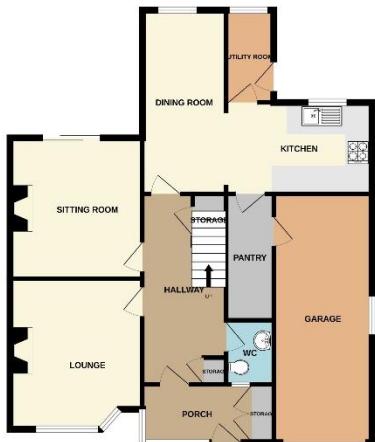
21'10" (6.65m) x 8'5" (2.57m)





GROUND FLOOR  
941 sq.ft. (87.4 sq.m.) approx.

1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



### Contact Us:

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TOTAL FLOOR AREA: 1687 sq.ft. (156.8 sq.m.) approx.  
Whilst every attempt has been made to ensure accuracy, measurements of rooms, rooms and any other items are approximate and no responsibility is accepted for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect and surveyor accept no responsibility for any items tested and no guarantee as to their operability or efficiency can be given.  
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