



Rosefield Avenue, Bebington

£200,000



LESLEY HOOKS
ESTATE AGENTS





If you've been searching for a property where you can put your own stamp on things, this could be the one. Perfectly liveable as it is, this semi-detached home would now benefit from some cosmetic updating, making it an ideal choice for first-time buyers with a little vision, growing families, or investors looking to add value. Practicalities are already in place, with uPVC double glazing and electric central heating throughout, so you can focus on the fun part, the decorating. Step inside to a welcoming hallway leading to the lounge, where a feature fireplace sits as a natural focal point and patio doors open out to the garden, perfect for letting in the light and bringing the outside in. From here there's open access into the front dining room, which is enhanced by a box bay window and is a lovely spot for family meals or entertaining. A fitted kitchen completes the ground floor. Upstairs, there are three bedrooms, with the two main bedrooms both benefiting from fitted slide robes. The three piece bathroom includes a shower over the bath, ideal for busy mornings. Outside, the front of the property offers a driveway with off road parking, while the rear boasts a lovely paved garden with an outhouse. Enjoying a westerly aspect, it's a great place to catch the afternoon and evening sun. The location is a real selling point. Local primary, secondary and grammar schools are all within walking distance, and there's a great selection of shops and eateries just a few minutes' stroll away on Teehey Lane. Offered for sale with no onward chain, this is a fantastic opportunity to create a home to suit you. Call us today to arrange your viewing before it's gone Council tax band B. Freehold.



Hallway

12'3" (3.73m) x 5'4" (1.63m)

Lounge

13'8" (4.17m) Max x 10'4" (3.15m)

Dining Room

10'11" (3.33m) Into Bay x 10'11" (3.33m)

Kitchen

8'5" (2.57m) x 5'11" (1.8m)



Bedroom One

11'11" (3.63m) Into Bay x 10'5" (3.18m) Into Wardrobe Recess

Bedroom Two

10'5" (3.18m) x 10'9" (3.28m) Into Wardrobe Recess

Bedroom Three

7'4" (2.24m) x 5'10" (1.78m)

Bathroom

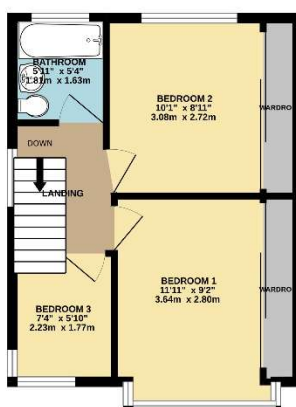
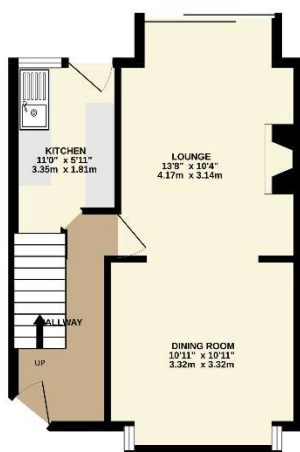
5'11" (1.8m) x 5'6" (1.68m)





GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.

1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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