



Fieldway, Higher Bebington

£275,000



LESLEY HOOKS
ESTATE AGENTS





Perfectly positioned in the heart of ever-popular Higher Bebington, this beautifully presented semi-detached home offers spacious and versatile accommodation ideal for modern family living. Enjoying a sought-after location within walking distance of highly regarded primary, secondary and grammar schools, along with excellent local amenities and transport links, this is a property that truly ticks all the boxes. Upon entering, you are welcomed by a bright and inviting hallway leading through to a comfortable sitting room, perfect for relaxing evenings. Undoubtedly the heart of the home is the stunning open plan kitchen, dining and lounge area, thoughtfully designed to create a sociable and stylish living space ideal for both everyday family life and entertaining alike.

To the first floor you will find three well-proportioned bedrooms together with a modern four piece family bathroom. Externally, the property continues to impress. To the front there is a driveway providing off road parking, whilst to the rear lies a delightful south westerly facing garden, enjoying sunshine throughout much of the day. A patio seating area provides the perfect spot for outdoor dining and entertaining, complemented by a versatile office/gym room and a useful store room. The location is exceptionally convenient with a small but varied selection of shops just around the corner and a wider range of amenities available within a five minute walk in Higher Bebington. Excellent motorway networks connecting Liverpool and Chester are also only a five minute drive away, making this an ideal choice for commuters. Freehold. Council tax band C.



Hallway

11'5" (3.48m) x 6'3" (1.91m)

Lounge

14'2" (4.32m) x 11'6" (3.51m)

Open plan kitchen, dining room and lounge

19'7" (5.97m) Max x 19'7" (5.97m) Into Bay

Store room

13'11" (4.24m) x 7'2" (2.18m)

Landing

8'5" (2.57m) x 7'5" (2.26m)

Bedroom One

14'4" (4.37m) Into Bay x 11'4" (3.45m)

Bedroom Two

14'8" (4.47m) x 10'4" (3.15m) Max

Bedroom Three

8'7" (2.62m) x 6'6" (1.98m)

Bathroom

7'11" (2.41m) x 7'3" (2.21m)

Office/gym room

9'1" (2.77m) x 13'0" (3.96m)







TOTAL FLOOR AREA: 15.49 sq.m. (166.9 sq.ft.) approx.

*These are not official measurements and are for information only. They are not intended to be used for legal purposes. The actual measurements of the property may vary from those shown. The seller is not responsible for any errors or omissions. The buyer is advised to verify the measurements and to check the accuracy of the information provided. The seller is not responsible for any errors or omissions. The buyer is advised to verify the measurements and to check the accuracy of the information provided.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		83
(81-91) B		
(69-80) C		67
(55-68) D		
(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.