



Brackenwood Road, Bebington

£250,000



LESLEY HOOKS  
ESTATE AGENTS





Bright, spacious and beautifully presented throughout, this extended three bedroom semi-detached home offers the perfect blend of modern family living. The welcoming hallway leads through to a downstairs WC, a spacious lounge perfect for cosy evenings in, and an impressive open plan kitchen dining room which forms the true heart of the home.

To the first floor there are three well-proportioned bedrooms, providing flexible space for family, guests or home working. A family bathroom completes the first floor layout. Externally, the property continues to impress. There is a staircase with access to the loft. To the rear there is a delightful garden, mainly laid to lawn with a paved patio area, creating an inviting setting for summer dining, children's play, or simply unwinding outdoors. To the front, a driveway provides off road parking for several vehicles and leads to the garage. Ideally located in a popular residential area the property is within easy reach of local primary, secondary and grammar schools. There are local amenities within walking distance including a variety of shops and eateries along Teehey Lane, Bebington Village is a short drive away and there are excellent transport links with the M53 just a few minutes drive away providing access to both Liverpool and Chester. Freehold. Council tax band C.



#### **Hallway**

13'4" (4.06m) x 7'11" (2.41m)

#### **Downstairs WC**

4'7" (1.4m) Max x 4'5" (1.35m)

#### **Lounge**

21'10" (6.65m) Max x 10'7" (3.23m) Max

#### **Kitchen/Dining room**

15'6" (4.72m) Max x 17'9" (5.41m) Max



#### **Landing**

9'6" (2.9m) x 8'0" (2.44m)

#### **Bedroom One**

9'11" (3.02m) To Wardrobe x 10'9" (3.28m)

#### **Bedroom Two**

9'6" (2.9m) x 8'8" (2.64m)

#### **Bedroom Three**

6'6" (1.98m) x 8'1" (2.46m)

#### **Bathroom**

5'5" (1.65m) x 8'0" (2.44m)

#### **Garage**

16'8" (5.08m) x 7'7" (2.31m)





TOTAL FLOOR AREA - 1252 sq.ft. (116.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of levels, heights, floors or any other items are given as an indication only and are not to be relied upon for any purpose, construction or otherwise. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not to be taken as given unless as to that quantity or efficiency can be given. Made with Hertsplan 10/2021.

## Contact Us:

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