



Melville Road, Bebington

£300,000



LESLEY HOOKS
ESTATE AGENTS





Set in the heart of Bebington, this beautifully presented semi-detached home is one to view without delay — immaculate throughout and ready for you to simply unpack and settle in. A welcoming hallway leads through to the lounge, where a lovely bay window floods the room with natural light. The separate dining room boasts double doors out to the garden and open access into the fitted kitchen, creating a lovely sociable feel to the ground floor and a real connection to the outdoors. Upstairs you'll find three good-sized bedrooms and a stylish three-piece bathroom, complete with shower and shower screen over the bath. To the front, a driveway offers off-road parking for two cars side by side — no more juggling who parks where. To the rear, a delightful garden with a patio area provides a lovely spot to sit out and unwind. The location really is the icing on the cake — within walking distance of local primary, secondary, and grammar schools, making this an excellent choice for growing families. A good selection of shops and amenities can also be found just a couple of minutes' walk away on Teehey Lane. Throughout, the property benefits from uPVC double glazing and combi-fired gas central heating. Homes of this standard in such a popular and convenient location are always in demand — early viewing is strongly advised to avoid missing out! Council tax band C. Freehold.



Hallway

13'6" (4.11m) x 5'6" (1.68m)

Lounge

12'4" (3.76m) x 12'0" (3.66m)

Dining Room

16'6" (5.03m) Max x 10'9" (3.28m)

Kitchen

8'11" (2.72m) x 6'8" (2.03m)

Bedroom One

14'0" (4.27m) Into Bay x 10'9" (3.28m)

Bedroom Two

11'2" (3.4m) x 10'9" (3.28m)

Bedroom Three

8'8" (2.64m) x 6'8" (2.03m)

Bathroom

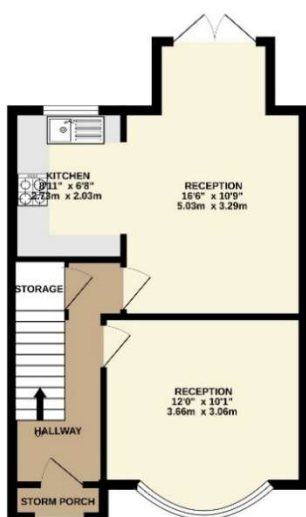
6'8" (2.03m) x 6'1" (1.85m)



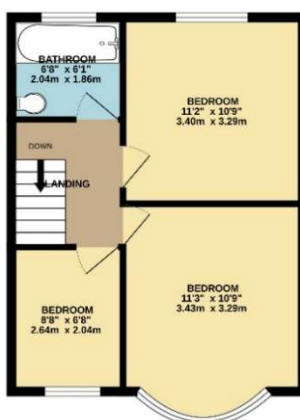




GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 sq.m.) approx.

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