



Woodhey Road, Bebington

£250,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





A charming period semi-detached home brimming with character, offering generous living space over three floors – ideal for a growing family, developer or anyone seeking room to spread out. While in need of full updating, this property presents an exciting opportunity to create your perfect home. The inviting porch, featuring a beautiful stained glass window, opens into a welcoming hallway with handy storage and access down to the cellar rooms. The ground floor is versatile and full of potential, boasting a lounge with a bay window, a sitting room with a box bay window, a kitchen/dining room, and a useful utility room. High ceilings and combi gas central heating add to the sense of space and comfort. Upstairs, the first floor provides a double bedroom with a dressing room (or occasional bedroom) and, just a few steps up, two further generous double bedrooms alongside a three-piece bathroom. The top floor houses another double bedroom, making this home both practical and characterful. From the hallway, there is access down to the cellar rooms. Externally, the property benefits from a driveway with off-road parking to the front and a sunny south-westerly rear garden with a patio, perfect for relaxing or entertaining. Ideally located close to local shops, schools, and excellent transport links, this home is offered with no onward chain – a fantastic opportunity for those looking to create a bespoke family home. Council tax band D. Freehold.



Porch

8'0" (2.44m) x 6'10" (2.08m)

Hallway

13'11" (4.24m) x 6'3" (1.91m)

Lounge

16'4" (4.98m) x 15'11" (4.85m)

Sitting Room

17'0" (5.18m) x 11'7" (3.53m)

Kitchen Dining Room

14'2" (4.32m) x 13'0" (3.96m)

Utility Room

13'1" (3.99m) x 6'10" (2.08m)



Bedroom One

14'6" (4.42m) x 12'10" (3.91m)

Dressing Room/Occasional bedroom

12'6" (3.81m) x 6'10" (2.08m)

Bedroom Two

14'1" (4.29m) x 12'0" (3.66m)

Bedroom Three

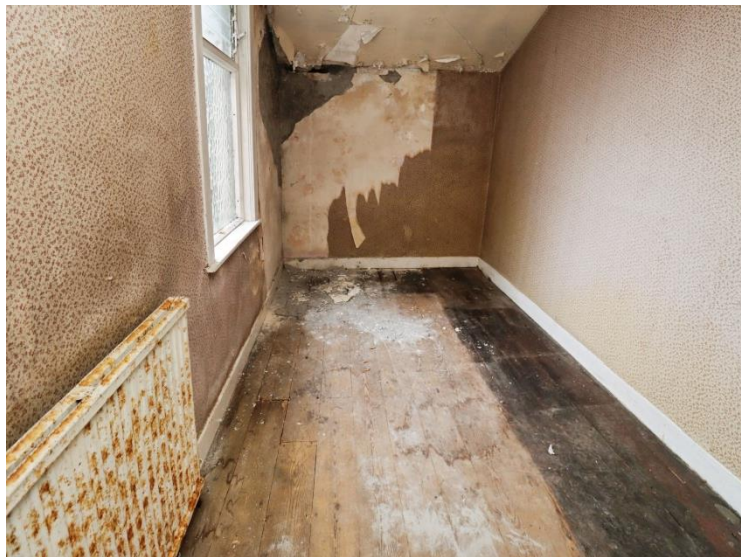
16'6" (5.03m) x 11'11" (3.63m)

Bathroom

9'1" (2.77m) x 7'5" (2.26m)

Bedroom Four

14'4" (4.37m) x 13'1" (3.99m)

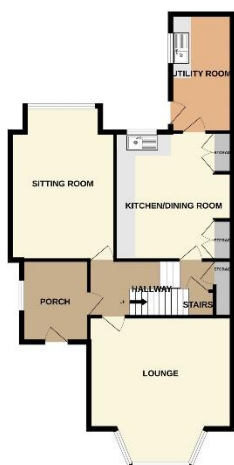




GROUND FLOOR
12m x 11.2m (125 sq ft)

FIRST FLOOR
10m x 11.2m (112 sq ft)

SECOND FLOOR
10m x 11.2m (112 sq ft)



TOTAL FLOOR AREA: 1925 sq ft (178.8 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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