



Orchard Way, Bebington

£280,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to your new home! Tucked away in sleepy old Higher Bebington and occupying an elevated position, this charming detached bungalow, offers both comfort and convenience and is within walking distance of all the shops and amenities on Teehey Lane. As you step inside, you'll be greeted by a cosy porch leading to a spacious hallway with handy storage solutions for all your needs. The bright and inviting lounge is the ideal spot to relax, while the functional kitchen flows into a dining room, perfect for family meals or entertaining guests. A separate utility area and WC add to the home's practicality. The bungalow boasts two comfortable bedrooms, with the main bedroom featuring an en-suite. The second bedroom is versatile and can easily be transformed into a guest room, home office, or hobby space. One of the standout features of this charming home is the delightful south-westerly facing garden, ideal for enjoying sunny afternoons and outdoor entertaining. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to own this wonderful bungalow in a prime location. Council tax band D. Freehold.



Porch

2'3" (0.69m) x 6'0" (1.83m)

Hallway

13'2" (4.01m) x 12'10" (3.91m)

Lounge

17'8" (5.38m) x 13'2" (4.01m)

Kitchen

10'9" (3.28m) x 8'11" (2.72m)

Dining Room

11'0" (3.35m) x 10'2" (3.1m)

Utility area

4'0" (1.22m) x 6'10" (2.08m)

WC

6'8" (2.03m) x 5'4" (1.63m)

Bedroom One

10'11" (3.33m) x 11'7" (3.53m)

En-Suite

7'5" (2.26m) x 6'9" (2.06m)

Bedroom Two

12'11" (3.94m) x 10'7" (3.23m)







GROUND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(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.