



Fieldway, Higher Bebington

£290,000



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)







GROUND FLOOR
728 sq ft, 67.1 m² (approx.)

1ST FLOOR
791 sq ft, 73.2 m² (approx.)



TOTAL FLOOR AREA: 1,519 sq ft (140.6 sq m) (approx.)
NOTE: THESE FIGURES ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED AS A BASIS FOR ANY CONTRACTUAL OBLIGATIONS. THE MEASUREMENTS ARE TAKEN FROM THE EXTERIOR OF THE BUILDING AND DO NOT TAKE INTO ACCOUNT ANY INTERNAL WALLS OR PARTITIONS. THE MEASUREMENTS ARE TAKEN FROM THE EXTERIOR OF THE BUILDING AND DO NOT TAKE INTO ACCOUNT ANY INTERNAL WALLS OR PARTITIONS. THE MEASUREMENTS ARE TAKEN FROM THE EXTERIOR OF THE BUILDING AND DO NOT TAKE INTO ACCOUNT ANY INTERNAL WALLS OR PARTITIONS.

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