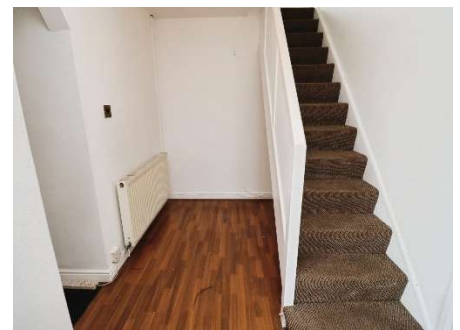




Lime Avenue, Bebington

£170,000



LESLEY HOOKS
ESTATE AGENTS





Don't let the frontage fool you — step inside and you'll quickly appreciate just how much space this deceptively generous terraced home has to offer. Yes, it could benefit from a little freshening up cosmetically, but for those with an eye for potential, the bones here are excellent and the opportunity is a very exciting one. The ground floor flows beautifully, from the welcoming entrance hallway through to the comfortable lounge dining room — a brilliant sociable space — and on to the kitchen beyond. A real bonus is the side utility area, complete with a downstairs WC, which adds a level of practicality that so many buyers are looking for today. Upstairs, three genuinely good-sized bedrooms await, each thoughtfully fitted with wardrobes — a touch that makes day-to-day living that little bit easier. The three-piece bathroom completes the upper floor arrangement. The rear garden is a lovely surprise — generous in size with a patio area perfect for those warmer months, whether you're entertaining or simply enjoying a quiet moment outside. Throughout, uPVC double glazing keeps things cosy and quiet, while the combi gas central heating ensures the home is warm and efficient year-round. The location? Quite simply, hard to beat. Walk the children to primary, secondary or grammar school — all within easy reach — and for the commuters, the motorway network is just a couple of minutes away by car. A cracking opportunity at a sensible price. Council tax band B. Freehold.



Hallway

12'3" (3.73m) x 6'6" (1.98m)

Lounge Dining Room

20'4" (6.2m) x 10'10" (3.3m)

Kitchen

11'0" (3.35m) x 9'1" (2.77m)

Utility Area

18'4" (5.59m) x 4'0" (1.22m)

WC

5'2" (1.57m) x 3'0" (0.91m)



Bedroom One

17'11" (5.46m) x 12'1" (3.68m)

Bedroom Two

11'0" (3.35m) x 10'9" (3.28m)

Bedroom Three

9'2" (2.79m) x 10'10" (3.3m) Max

Bathroom

7'2" (2.18m) x 5'6" (1.68m)





GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	70	80

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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.