



Bessborough Road, Oxtun

£300,000



LESLEY HOOKS
ESTATE AGENTS





This light-filled semi-detached home offers a warm and welcoming feel, enhanced by high ceilings, natural light and attractive wood flooring. The entrance hallway leads through to a spacious lounge featuring a gas stove, perfect for relaxing evenings, while a separate sitting room with sliding doors opens out onto a lovely balcony area, ideal for enjoying your morning coffee or entertaining friends. The stylish kitchen dining room is both practical and inviting, providing a great space for everyday living and family meals.

To the first floor, there are three well-proportioned bedrooms along with a modern, four piece family bathroom finished to a high standard. Outside, steps lead down to a low maintenance garden, complete with a useful cellar/storage room. The property also benefits from a garage and driveway, offering ample parking and storage. Situated in a popular residential area the property is just a minutes walk away from all the bars and restaurants of the vibrant Oxtown village. Birkenhead town centre with all its array of shops and stores is a five minute drive away. Motorway networks with links to Liverpool and Chester are a five minute drive away. Freehold. Council tax band C. EPC rating D.



Hallway

13'2" (4.01m) x 8'0" (2.44m)

Lounge

14'0" (4.27m) Into Bay x 11'9" (3.58m)

Sitting Room

14'6" (4.42m) x 11'9" (3.58m)

Kitchen/Dining Room

20'8" (6.3m) Max x 7'9" (2.36m)

Landing

8'9" (2.67m) x 7'11" (2.41m)

Bedroom One

15'10" (4.83m) Into Bay x 11'9" (3.58m)

Bedroom Two

13'4" (4.06m) x 11'9" (3.58m) Max

Bedroom Three

9'6" (2.9m) x 8'0" (2.44m)

Bathroom

7'11" (2.41m) x 7'10" (2.39m)

Garage

7'11" (2.41m) x 15'9" (4.8m)

Cellar/Storage

8'11" (2.72m) x 8'6" (2.59m)







1. LOWER FLOOR
248 sq.ft. (22.9 sq.m.) approx.



2. UPPER FLOOR
615 sq.ft. (56.9 sq.m.) approx.



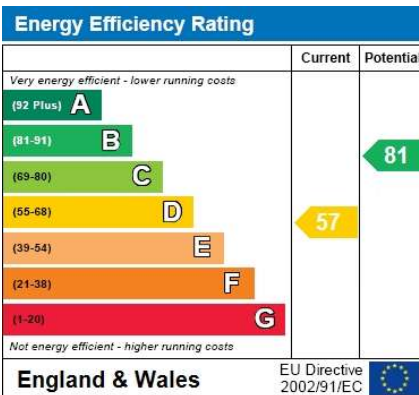
3. 1ST FLOOR
821 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 1414 sq.ft. (131.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser's attention is drawn to the fact that the floorplan is not a guarantee as to the quality or efficiency of the property.

Made with floorplan 10000



Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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