



# Bessborough Road, Oxton

£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 Oxton 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**

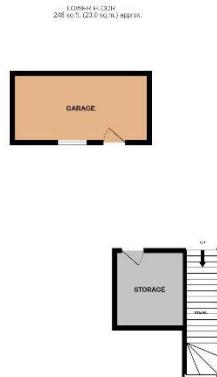
7'11" (2.41m) x 15'9" (4.8m)

#### **Cellar/Storage**

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

TOTAL FLOOR AREA - 1414 sq ft. (121.4 sq.m.) approx.  
 While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Measurements are not to scale. The floorplan is for illustrative purposes only and should not be relied upon for precise measurements. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Meropia 2020.25

## Contact Us:

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