



# Thornton Avenue, Higher Bebington

£375,000

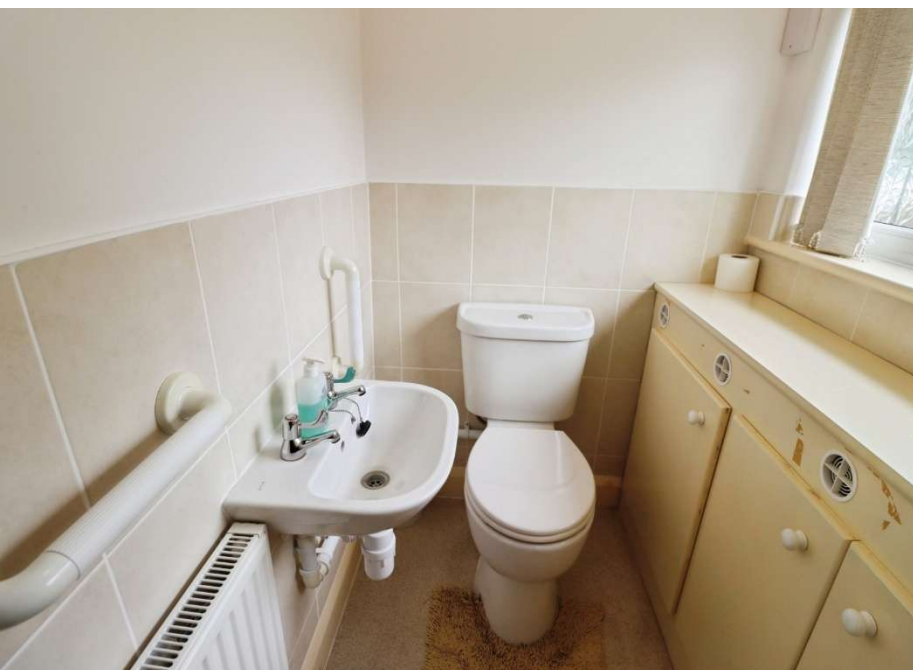


**LESLEY HOOKS**  
ESTATE AGENTS





Occupying a generous plot, this remarkable home presents an opportunity that those with vision and ambition will be very quick to appreciate. In a market where space and scope are everything, a plot like this is worth its weight in gold. Rarely does a home of this calibre present itself with no onward chain, and yet here we are — an opportunity, quite simply, not to be missed. Set upon one of Higher Bebington's most sought-after roads, this most impressive semi-detached residence immediately announces itself with a sense of space, solidity and quiet confidence. The fortunate new owners will inherit practical credentials that cannot be overlooked — uPVC double glazing throughout, a combi-fired gas central heating system and a fitted kitchen — though it is fair to say that the property now presents a wonderful canvas upon which a purchaser of vision and taste may leave their very own mark. And what a canvas it is. The layout is, quite frankly, exceptional for a home of this type. A welcoming entrance hallway — complete with the much-appreciated downstairs WC — sets the tone, leading to a lounge, bathed in natural light courtesy of a handsome bay window. A separate sitting room and morning room follow, lending the home a versatility that today's buyers so rightly demand, whilst the fitted kitchen completes the ground floor picture most satisfactorily. Ascend the staircase and three generous double bedrooms await, alongside a wet room and a separate WC — a practical arrangement that will serve family life admirably. To the front, a driveway provides off-road parking and leads to the garage — a detail that never fails to delight. But it is, perhaps, to the rear that the property truly reveals its most glorious card. The garden — and one must speak of it in rather reverential terms — is nothing short of divine. Generous in scale, and blessed with a most enviable southerly aspect, it is the sort of garden that inspires long summer lunches and unhurried Sunday mornings. An outbuilding with WC and utility further enhances what is already a truly outstanding outdoor offering. Ideally situated within easy reach of local shops, well-regarded schools and excellent transport links, this is a home that offers the best of both worlds — move straight in, and make it magnificently your own. The potential for extension or further development — subject to the necessary planning permissions — adds yet another compelling dimension to what is already an exceptional proposition. Viewing, we would most strongly suggest, is absolutely essential. Council tax band D. Freehold.



- Hallway**  
10'5" (3.18m) x 11'5" (3.48m)
- Downstairs WC**  
4'3" (1.3m) x 4'9" (1.45m)
- Lounge**  
14'11" (4.55m) Into Bay x 11'7" (3.53m)
- Sitting Room**  
15'4" (4.67m) x 12'10" (3.91m) Max
- Morning Room**  
11'3" (3.43m) x 7'11" (2.41m)
- Kitchen**  
8'8" (2.64m) x 6'9" (2.06m)



- Bedroom One**  
15'3" (4.65m) x 12'7" (3.84m) Max
- Bedroom Two**  
12'5" (3.78m) x 11'8" (3.56m)
- Bedroom Three**  
11'3" (3.43m) Max x 8'7" (2.62m) Max
- Wet Room**  
7'10" (2.39m) x 4'10" (1.47m)
- Separate WC**  
5'0" (1.52m) x 2'6" (0.76m)
- Garage**  
15'8" (4.78m) x 8'1" (2.46m)





GROUND FLOOR  
783 sq.ft. (73.7 sq.m.) approx.

1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA - 1357 sq.ft. (126.1 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, overheads, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospectus purchase. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency at the time.  
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