



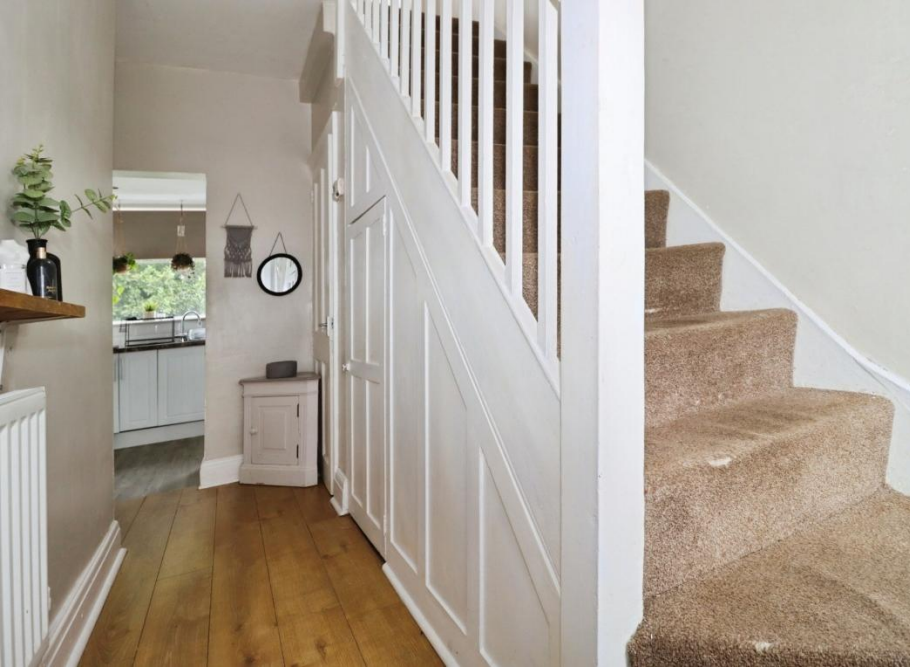
# Town Lane, Bebington

£190,000



**LESLEY HOOKS**  
ESTATE AGENTS





Some homes surprise you the moment you step through the door, and this deceptively spacious semi-detached property is a perfect case in point. Ideal for first-time buyers taking their exciting first step onto the property ladder, or growing families in need of room to breathe, this is a home that quietly over-delivers. You're welcomed in via a practical hallway that sets the tone for the sense of flow throughout — no wasted space here, just an easy transition from one room to the next. The lounge opens graciously into the dining room beyond, creating a bright, sociable space that's perfect for everything from cosy nights in front of the TV to family dinners that run long into the evening. It's the kind of open-plan living that makes a house feel instantly bigger than its footprint suggests. The fitted kitchen completes the ground floor, ready and waiting for your morning coffee rituals and Sunday fry-ups alike. Head upstairs and the surprises continue, with three good-sized bedrooms offering genuine flexibility — whether that's a growing family, a home office, or a guest room for visitors. The three-piece bathroom, complete with shower and shower screen over the bath, adds that everyday practicality every household appreciates. Outside, the rear garden with its inviting patio area is ready for long summer evenings, morning coffees in the sunshine, or simply a safe space for children and pets to play. And with local shops, schools, and transport links all within easy reach, this is a location that works as hard as the home itself — everything you need, right on your doorstep. Homes like this — spacious, practical, and perfectly positioned — don't tend to stay available for long. Get in touch today to arrange your viewing. Council tax band B, Freehold.



#### Hallway

12'0" (3.66m) x 6'0" (1.83m)

#### Lounge

10'10" (3.3m) x 13'10" (4.22m)

#### Dining Room

10'11" (3.33m) x 10'4" (3.15m)

#### Kitchen

9'5" (2.87m) x 7'6" (2.29m)

#### Bedroom One

11'6" (3.51m) x 11'10" (3.61m)

#### Bedroom Two

10'5" (3.18m) x 11'1" (3.38m)

#### Bedroom Three

8'11" (2.72m) x 7'10" (2.39m)

#### Bathroom

8'0" (2.44m) x 5'7" (1.7m)



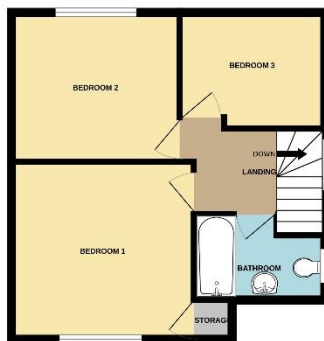




GROUND FLOOR  
420 sq. ft. (39.0 sq. m.) approx.



1ST FLOOR  
413 sq. ft. (38.4 sq. m.) approx.



TOTAL FLOOR AREA: 833 sq. ft. (77.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms 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 services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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