



Thornton Road, Higher Bebington

£575,000



LESLEY HOOKS
ESTATE AGENTS





Thornton Road doesn't need an introduction. If you know Higher Bebington, you know this one. Steps lead up to the front door, with plants either side, first impressions sorted before you have even touched the handle. Inside, the hallway sets the tone. Off it, the lounge is built for kicking back and switching off, while the dining room takes care of entertaining, the big dinners, Sunday roasts, the get togethers, the ones worth setting the table for. Then there is the sitting room, a genuinely versatile space that looks straight out over the garden. Office, playroom, snug, whatever the day calls for. The kitchen is fitted with a breakfast bar, built for quick coffees and slow Sunday mornings alike. An inner hallway keeps things practical, leading through to a downstairs WC and utility room, the unglamorous bits every family home actually needs, tucked neatly out of sight.

To the first floor, you will find five well-proportioned bedrooms. The main bedroom comes with its own en-suite, and bedroom five currently works as a walk-in wardrobe. A family bathroom completes the layout. Outside, a gated driveway runs to the side of the property, leading to the garage, with garden wrapping round the side and rear. Fantastic location in Higher Bebington, the property is within walking distance of local shops, schools and amenities, with motorway networks linking to Liverpool and Chester just a five minute drive away. Freehold. Council tax band E.



Porch

4'9" (1.45m) x 8'2" (2.49m)

Hallway

14'8" (4.47m) Max x 22'4" (6.81m) Max

Lounge

15'11" (4.85m) Into Bay x 13'11" (4.24m)

Dining Room

12'11" (3.94m) x 14'5" (4.39m) Into Bay

Sitting Room

15'6" (4.72m) x 7'7" (2.31m)

Kitchen

20'4" (6.2m) x 9'9" (2.97m)

Inner Hall

4'9" (1.45m) x 4'11" (1.5m)

Downstairs WC

4'0" (1.22m) x 2'3" (0.69m)

Utility Room

9'3" (2.82m) Max x 7'0" (2.13m) Max

Landing

23'10" (7.26m) Max x 14'4" (4.37m)

Bedroom One

15'11" (4.85m) Into Bay x 13'11" (4.24m)

En-Suite

6'0" (1.83m) x 7'6" (2.29m)

Bedroom Two

12'10" (3.91m) x 14'4" (4.37m) Into Bay

Bedroom Three

13'6" (4.11m) To Wardrobe x 9'10" (3m)

Bedroom Four

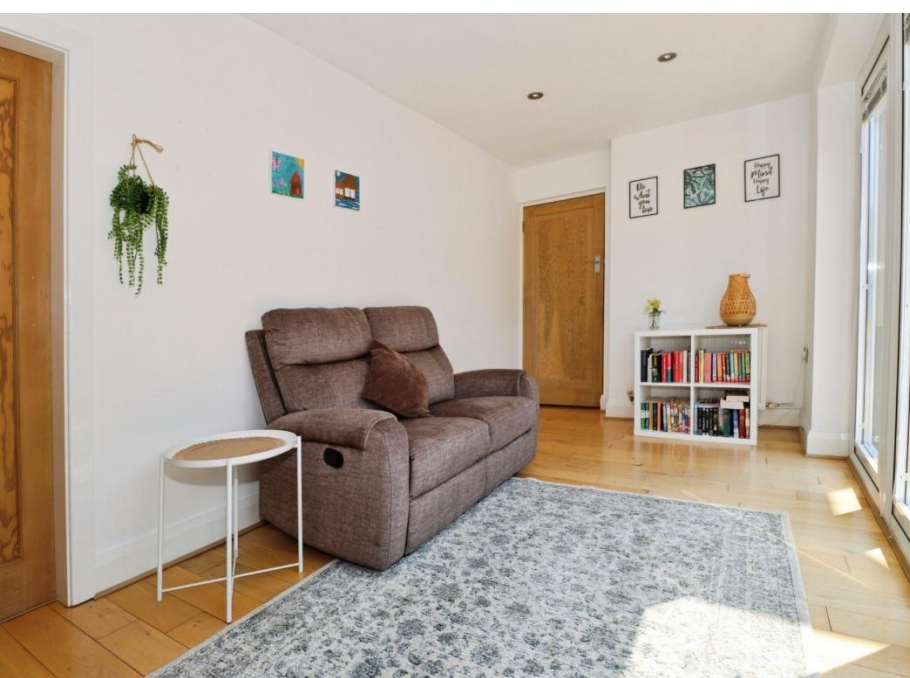
16'0" (4.88m) x 7'8" (2.34m)

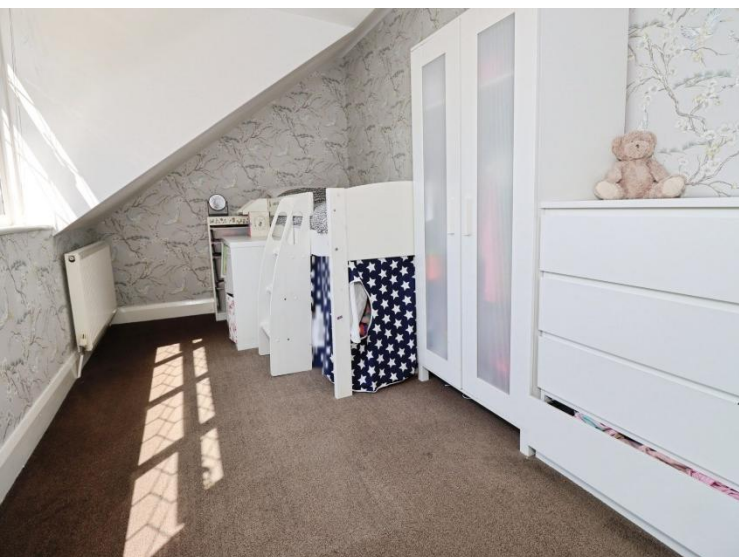
Bedroom Five

7'7" (2.31m) To Wardrobe x 5'4" (1.63m) To Wardrobe

Bathroom

10'3" (3.12m) x 6'3" (1.91m)







GROUND FLOOR
1223 sq.ft. (122.7 sq.m.) approx.

1ST FLOOR
993 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA: 2206 sq.ft. (204.9 sq.m.) approx.

*These are not official measurements. They are for information only and should not be relied upon for legal purposes. The measurements are taken from the external face of the walls and are not guaranteed to be accurate. The measurements are taken from the external face of the walls and are not guaranteed to be accurate. The measurements are taken from the external face of the walls and are not guaranteed to be accurate.

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		
	61	75
England & Wales		EU Directive 2002/91/EC

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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.