



Ffrancon Drive, Bebington

£280,000



LESLEY HOOKS
ESTATE AGENTS





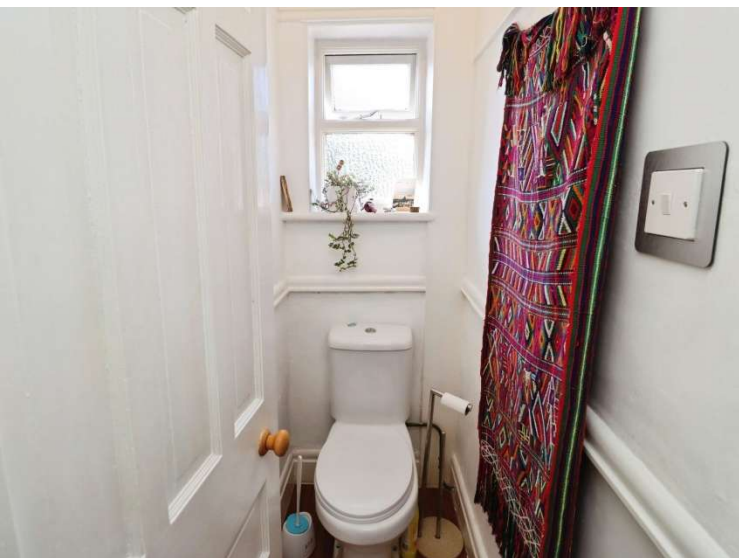
Nestled on a generous plot and brimming with far more space than its semi-detached exterior might suggest, this deceptively spacious family home is the kind of property that makes you catch your breath the moment you step inside. Whether you're a growing family in search of a forever home or a first-time buyer ready to plant your roots, this one ticks every box — and then some. From the moment you cross the threshold, the character is unmistakable. A welcoming hallway with gorgeous stripped timber flooring sets the tone beautifully, drawing you through to a light-filled lounge complete with a classic bay window and more of that wonderful stripped timber underfoot. Beyond the lounge, a separate sitting room awaits — again graced with stripped timber flooring and, best of all, double doors that open directly onto the garden. Sunshine, fresh air, and the gentle sound of the outdoors drifting in? Yes please. The ground floor is completed by a fitted kitchen dining room that's every bit as practical as it is inviting — a space where morning coffees and family dinners happen in equal measure. Head upstairs and the story just keeps getting better. Three generous bedrooms await, two of which benefit from fitted wardrobes — because life is simply better when everything has its place. A well-appointed bathroom and a separate WC complete the upper floor, adding that all-important practicality for busy households. Outside, there are real treats in store. To the front, a gated driveway offers secure off-road parking — a luxury not to be underestimated. But it's the rear of the property where the magic truly happens. A most generous garden, something of a hidden gem, offers a wonderful private retreat for al fresco dining, weekend gardening, or simply watching the world go by. A garage adds the finishing touch for those who need that extra bit of storage or workspace. Ideally situated to make everyday life that little bit easier, the property sits within comfortable walking distance of local shops, well-regarded schools and excellent transport links. Everything you need, right on your doorstep. Ready to move straight into — this is one to see without delay. Council tax band C. Freehold.



- Hallway**
15'1" (4.6m) x 6'6" (1.98m)
- Lounge**
15'5" (4.7m) Into Bay x 12'8" (3.86m)
- Sitting Room**
16'10" (5.13m) x 11'5" (3.48m)
- Kitchen Dining Room**
18'0" (5.49m) x 7'5" (2.26m)



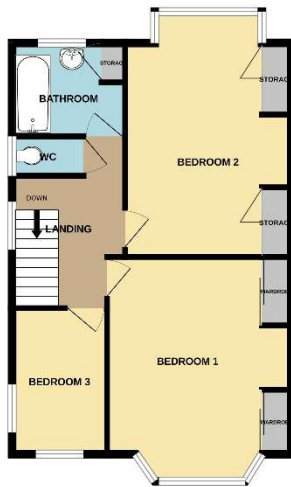
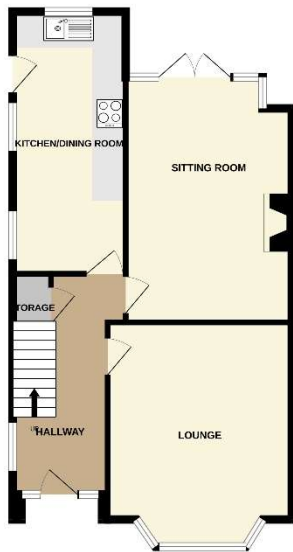
- Bedroom One**
15'6" (4.72m) Into Bay x 12'4" (3.76m) Into Wardrobe Recess
- Bedroom Two**
16'11" (5.16m) Into Bay x 11'6" (3.51m) Into Wardrobe Recess
- Bedroom Three**
10'0" (3.05m) x 6'6" (1.98m)
- Bathroom**
6'5" (1.96m) x 7'5" (2.26m)
- Separate WC**
4'11" (1.5m) x 2'7" (0.79m)





GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, construction, measurement of floors, walls, stairs and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and are guaranteed only to the best of our knowledge at the time of issue.

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