



Brimstage Avenue, Higher Bebington

£500,000



LESLEY HOOKS  
ESTATE AGENTS







Nestled on one of Higher Bebington's most sought-after roads, this beautifully presented detached home is perfect for a growing family or anyone who simply loves having plenty of space. Thoughtfully designed throughout, the property boasts uPVC double glazing and a combi-fired gas central heating system for year-round comfort. Step inside through the porch into a welcoming hallway that leads to a stylish lounge with a contemporary fireplace, a cosy sitting room, and a fabulous family room featuring a log burner, lantern roof, and doors opening out to the garden. The open-plan flow continues into a smart fitted kitchen with a central island and another lantern roof, creating a bright and airy heart of the home. A utility room and downstairs WC add extra practicality. Upstairs, you'll find four generously sized bedrooms—three with fitted wardrobes—alongside a chic bathroom complete with a roll-top bath and a separate WC. Outside, the property really shines: a spacious driveway provides off-road parking for several cars and leads to the garage, while the rear garden is a true retreat, enjoying a sunny south-westerly aspect with a timber deck that's perfect for relaxing or entertaining. Ideally located within walking distance of local shops, excellent schools, and transport links, this wonderful home offers the perfect balance of space, style, and convenience. Council tax band F. Freehold.



#### **Porch**

7'5" (2.26m) x 3'1" (0.94m)

#### **Hallway**

14'10" (4.52m) x 8'4" (2.54m)

#### **Lounge**

16'5" (5m) Into Bay x 14'2" (4.32m) Into Bay

#### **Sitting Room**

15'8" (4.78m) Max x 14'4" (4.37m) Into Bay

#### **Family Room**

21'0" (6.4m) x 14'9" (4.5m) Max

#### **Kitchen**

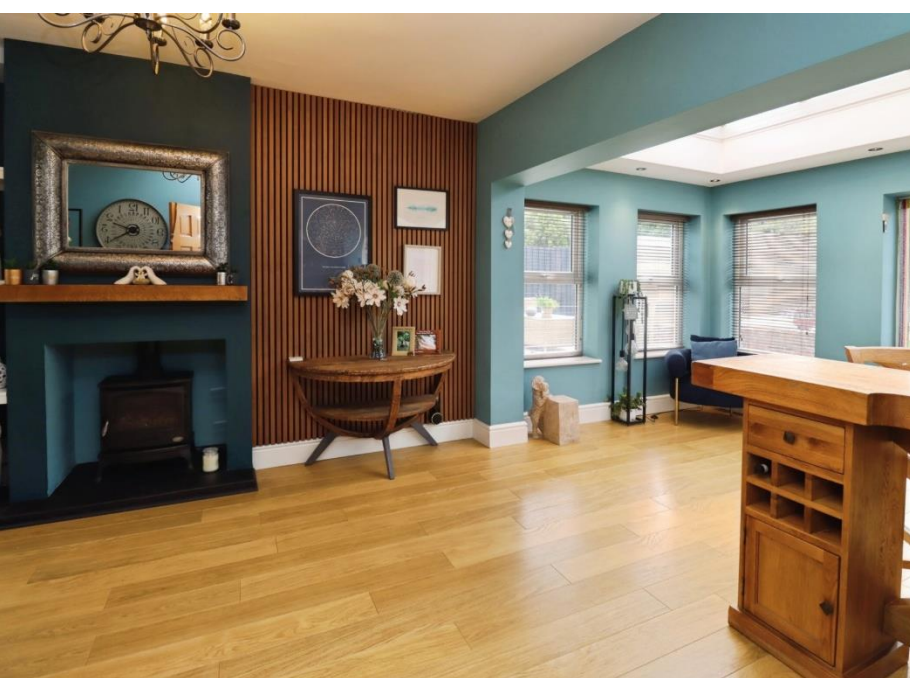
13'3" (4.04m) x 13'2" (4.01m)

#### **Utility Room**

6'4" (1.93m) x 5'3" (1.6m)

#### **Downstairs WC**

6'0" (1.83m) x 3'4" (1.02m)



#### **Bedroom One**

14'8" (4.47m) x 14'6" (4.42m) Into Bay

#### **Bedroom Two**

14'6" (4.42m) Into Bay x 12'11" (3.94m)

#### **Bedroom Three**

11'10" (3.61m) Max x 8'4" (2.54m) Into Wardrobe Recess

#### **Bedroom Four**

9'3" (2.82m) x 8'7" (2.62m)

#### **Bathroom**

11'6" (3.51m) x 5'10" (1.78m)

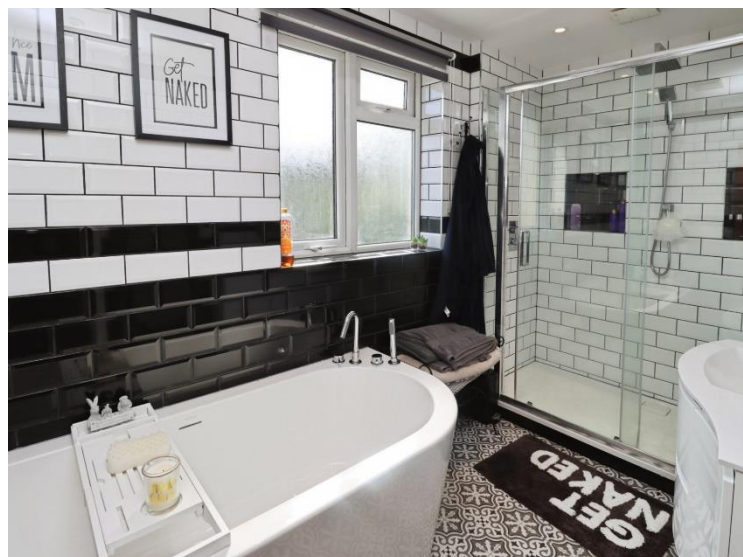
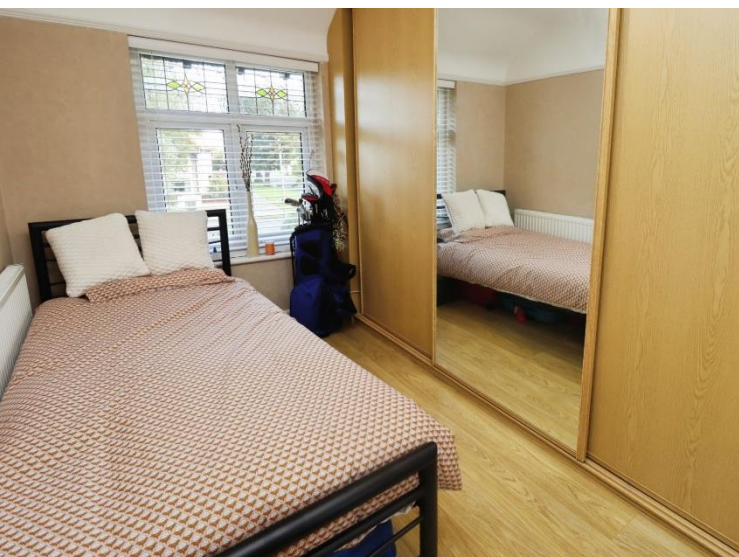
#### **Separate WC**

5'4" (1.63m) x 2'9" (0.84m)

#### **Garage**

14'8" (4.47m) x 8'3" (2.51m)



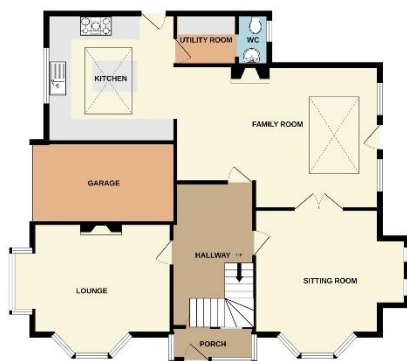






GROUND FLOOR  
1162 sq.ft. (108.0 sq.m.) approx.

1ST FLOOR  
751 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 1913 sq.ft. (177.7 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 6/2025

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