



Mount Park, Higher Bebington

£325,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this lovely detached house, ideally situated in the ever popular area of Higher Bebington. This well maintained home offers generous living space, ideal for families or anyone looking to settle into a quiet yet convenient location. Step inside to a welcoming hallway leading to a convenient downstairs WC. The bright and spacious lounge flows nicely into a separate dining room—ideal for entertaining or family meals. The functional kitchen offers plenty of workspace and storage, while the conservatory provides a relaxing spot to enjoy views of the garden all year round.

To the first floor you will find three well proportioned bedrooms and a three piece family bathroom. Outside, the property boasts a private driveway and garage, offering off road parking and extra storage. The garden is a great size, perfect for children to play, gardening enthusiasts, hosting parties or simply enjoying some outdoor time. With no onward chain, this property is ready and waiting for its new owners to move in and make it their own. Ideally situated in a popular residential cul-de-sac and within a couple of minutes walk to local bus routes. There is a small selection of shops at the end of the road with a more varied range five minutes walk away in Higher Bebington Parade. Motorway networks with links to Liverpool and Chester are a five minute drive away. Freehold. Council tax band D.



Hallway

5'1" (1.55m) x 5'9" (1.75m)

Downstairs WC

4'4" (1.32m) x 2'7" (0.79m)

Lounge

15'11" (4.85m) Max x 13'10" (4.22m) Max

Dining Room

10'8" (3.25m) x 8'11" (2.72m)

Kitchen

13'7" (4.14m) x 7'5" (2.26m)

Conservatory

7'4" (2.24m) x 17'0" (5.18m)

Bedroom One

12'10" (3.91m) x 16'7" (5.05m) Max

Bedroom Two

10'10" (3.3m) x 9'4" (2.84m)

Bedroom Three

7'10" (2.39m) x 7'4" (2.24m)

Bathroom

8'1" (2.46m) x 4'4" (1.32m)

Garage

29'3" (8.92m) x 7'11" (2.41m)







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such for only prospective purchase. The sunroom, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
Made with Metaphor 10/05

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.