



Birch Road, Bebington

£325,000



LESLEY HOOKS
ESTATE AGENTS





Full of charm and character, this spacious period home is light, airy, and beautifully presented throughout. High ceilings, elegant ceiling roses, and tasteful features create a warm and welcoming feel from the moment you step inside. Benefiting from majority uPVC double glazing and combi-fired gas central heating, the well-planned layout includes a bright hallway, a handy downstairs WC, a generous lounge with a feature fireplace and box bay window, and a cosy sitting room with its own fireplace and French doors opening onto the garden. The smart kitchen dining room is a real heart of the home, offering ample space for an island and perfect for family life or entertaining. Upstairs, you'll find four bedrooms—three of which are comfortable doubles—along with a stylish three-piece shower room. Set back from the road, the property enjoys a lovely front garden, while to the rear there's a private garden and patio area with a sunny southerly aspect, ideal for relaxing or dining outdoors. Perfectly located, this wonderful home is within easy walking distance of local shops, excellent schools, and Port Sunlight train station, making it as practical as it is charming. Council tax band C. Freehold.



Hallway

25'0" (7.62m) x 5'11" (1.8m) Max

Downstairs WC

5'4" (1.63m) x 3'6" (1.07m)

Lounge

15'5" (4.7m) Into Bay x 14'3" (4.34m)

Sitting Room

12'0" (3.66m) x 12'11" (3.94m)

Open Plan Kitchen Dining Room

22'3" (6.78m) Max x 11'1" (3.38m)



Bedroom One

15'4" (4.67m) Into Bay x 11'0" (3.35m)

Bedroom Two

12'10" (3.91m) x 12'9" (3.89m)

Bedroom Three

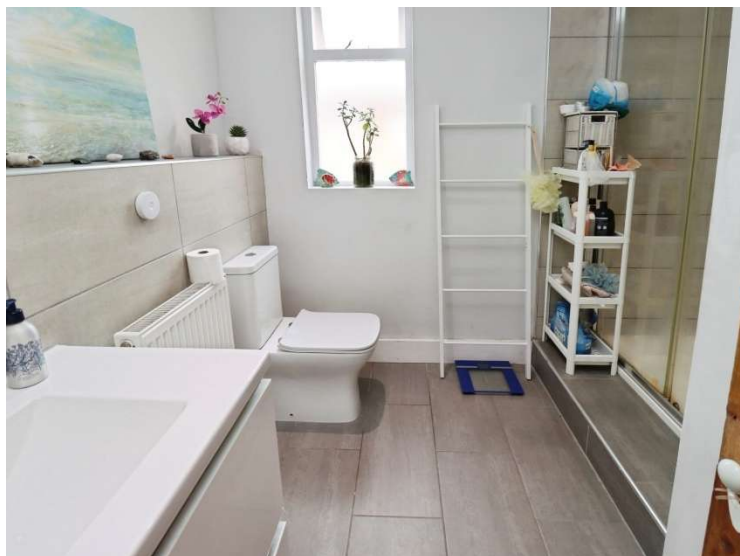
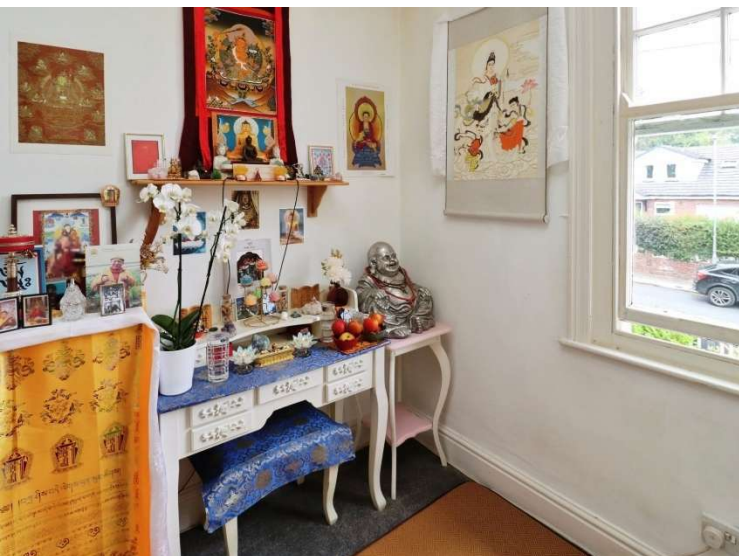
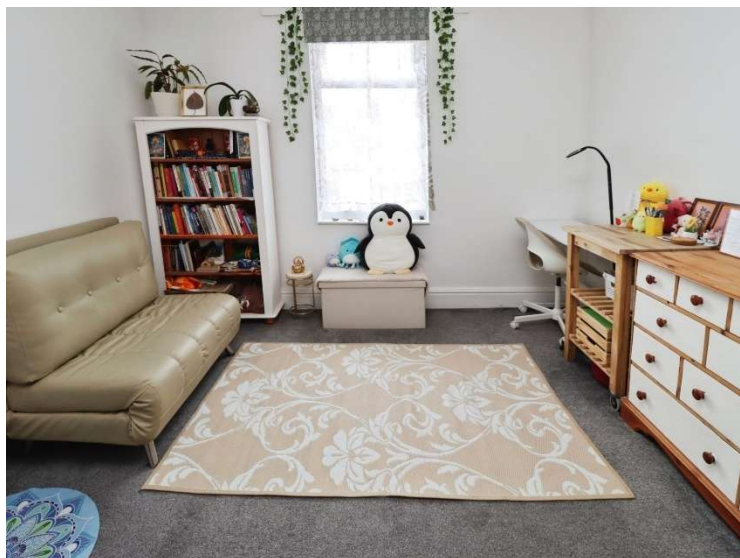
12'8" (3.86m) x 10'11" (3.33m)

Bedroom Four

8'6" (2.59m) x 7'8" (2.34m)

Bathroom

7'6" (2.29m) x 9'4" (2.84m) Max





GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.

1ST FLOOR
731 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 1450 sq.ft. (134.2 sq.m.) approx.

These floor plans are for information only and are not intended to be used as a basis for any legal proceedings. The plans are provided as a guide only and are not intended to be used as a basis for any legal proceedings. The plans are provided as a guide only and are not intended to be used as a basis for any legal proceedings. The plans are provided as a guide only and are not intended to be used as a basis for any legal proceedings.

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