



# College Drive, Bebington

£190,000



**LESLEY HOOKS**  
ESTATE AGENTS







This deceptively spacious semi-detached home is full of charm and ready for you to move straight in. Thoughtfully maintained and offering further potential for a touch of aesthetic enhancement, it's perfect for those looking to make a home their own without needing to start from scratch. Warm and welcoming from the outset, the property features uPVC double glazing and a gas central heating system with a combi boiler for added comfort. Step through the porch into a hallway that leads to a generous front lounge complete with a characterful fireplace and an elegant bay window. To the rear, the cosy sitting room features another fireplace and a box bay window that looks out onto the garden — a lovely spot to unwind. The well-equipped fitted kitchen offers plenty of storage and workspace, ideal for everyday living. Upstairs, you'll find three well-proportioned bedrooms, each offering a light and airy feel, along with a modern three-piece shower room. Outside, the rear garden is a real treat — a peaceful space with a charming brick-built outhouse, perfect for storage or creative use. Ideally located within easy walking distance of local shops, sought-after primary and secondary schools, and Bebington train station, this home ticks all the boxes for convenience and community. Offered with no onward chain, it's a fantastic opportunity for buyers looking to settle into a well-positioned home with scope to personalise. Council tax band B. Freehold.



#### **Porch**

5'5" (1.65m) x 2'0" (0.61m)

#### **Hallway**

14'6" (4.42m) x 5'9" (1.75m)

#### **Lounge**

14'4" (4.37m) Into Bay x 12'3" (3.73m)

#### **Sitting Room**

16'3" (4.95m) Into Bay x 10'8" (3.25m)

#### **Kitchen**

10'9" (3.28m) x 7'0" (2.13m)

#### **Bedroom One**

16'0" (4.88m) Into Bay x 11'1" (3.38m)

#### **Bedroom Two**

12'9" (3.89m) x 11'11" (3.63m)

#### **Bedroom Three**

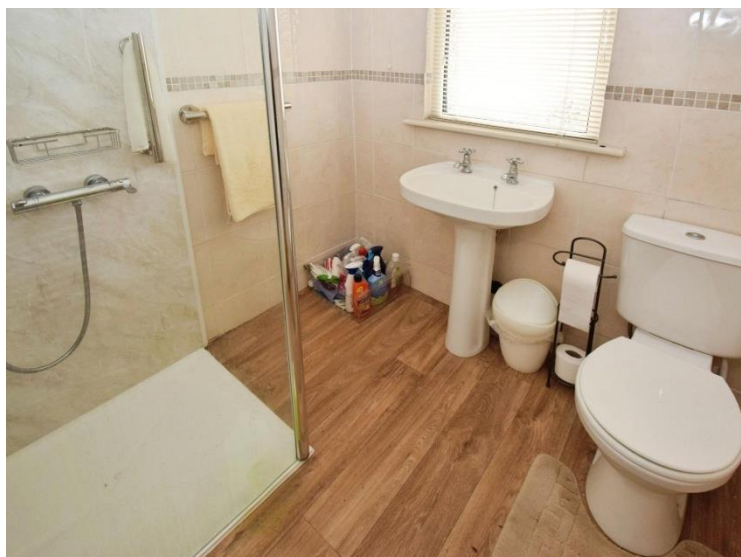
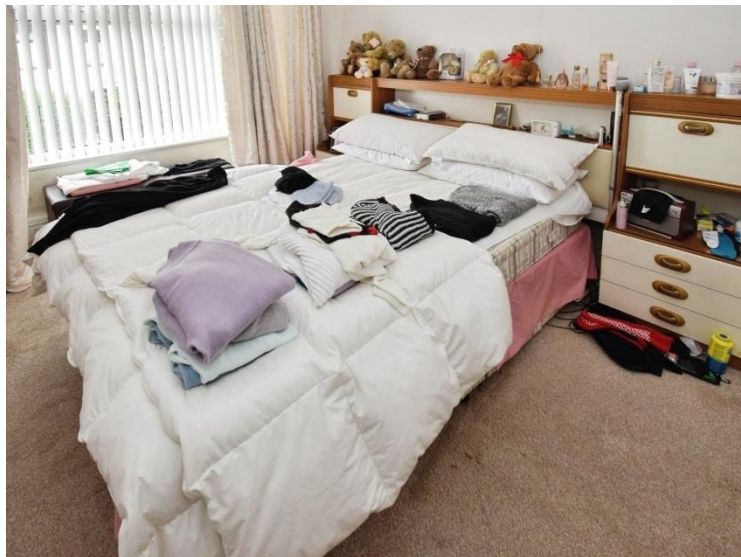
10'5" (3.18m) x 6'11" (2.11m)

#### **Bathroom**

6'6" (1.98m) x 5'11" (1.8m)





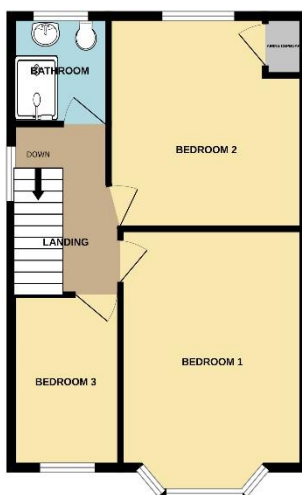
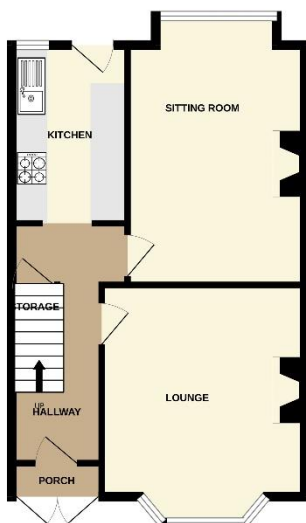






GROUND FLOOR  
491 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only 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 01225

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