



# Mill Road, Higher Bebington

£300,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this charming semi detached home, offering a perfect blend of comfort, space, and convenience. Step through the porch into a welcoming hallway that leads you into a generous dining room, ideal for family meals and entertaining. The adjoining lounge offers a cosy yet spacious area to relax. The well-appointed kitchen has ample workspace and storage, with a convenient utility area and a downstairs WC.

To the first floor you will find three well proportioned bedrooms and a modern shower room, designed for both comfort and style. Outside, the home continues to impress with a delightful garden, perfect for summer barbecues, enjoying sunny days or simply unwinding. A driveway and garage provide ample off-street parking and storage. With no onward chain, this lovely home is ready for its next chapter. Whether you're upsizing, downsizing or buying for the first time, this is an opportunity not to be missed. Ideally situated, the property is within walking distance of local primary, secondary and grammar schools. There is a good selection of shops, just five minutes walk away. Motorway networks with links to Liverpool and Chester are a five minute drive away. Freehold. Council tax band D.



#### **Porch**

1'6" (0.46m) x 6'11" (2.11m)

#### **Hallway**

12'2" (3.71m) x 6'11" (2.11m)

#### **Dining Room**

12'4" (3.76m) Into Bay x 11'11" (3.63m)

#### **Lounge**

22'4" (6.81m) x 11'11" (3.63m)

#### **Kitchen**

19'1" (5.82m) x 7'2" (2.18m)

#### **Utility Area**

6'2" (1.88m) x 7'7" (2.31m)

#### **Downstairs WC**

2'10" (0.86m) x 3'8" (1.12m)



#### **Bedroom One**

14'5" (4.39m) Into Bay x 10'11" (3.33m)

#### **Bedroom Two**

11'10" (3.61m) x 10'11" (3.33m)

#### **Bedroom Three**

8'1" (2.46m) x 7'11" (2.41m)

#### **Bathroom**

8'0" (2.44m) x 7'9" (2.36m)

#### **Garage**

17'1" (5.21m) x 7'11" (2.41m)



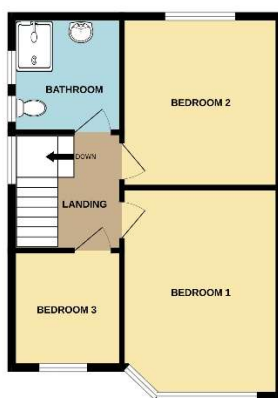
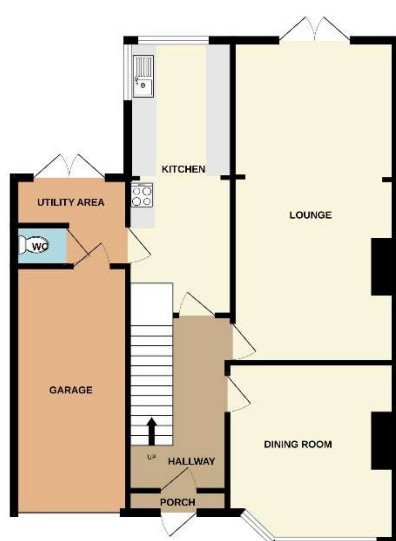






GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and not for responsibility to them for any error, omission or misstatement. The plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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