



Higher Bebington Road, Bebington

£1,300 PCM



LESLEY HOOKS
ESTATE AGENTS





This spacious and beautifully light semi-detached home is ready to move straight into and offers a warm, welcoming feel throughout. With uPVC double glazing, the property begins with a bright hallway with modern laminate flooring, leading into a generous lounge featuring a charming bow bay window. The dining room, also with laminate flooring, opens through double doors to the garden, while the smart fitted kitchen is finished with granite worktops and comes complete with a dishwasher, larger fridge, oven and four-ring induction hob. Upstairs, there are three well-proportioned bedrooms, a family bathroom with shower and screen over the bath, and a separate WC. Outside, the property continues to impress with a driveway providing off-road parking to the front, while to the rear there is a delightful garden enjoying a sunny southerly aspect. Adding to its appeal, there is a separate cabin in the garden which provides excellent storage, is connected to mains electricity, and houses a washing machine, tumble dryer and freezer. Perfectly located in the heart of Bebington, this lovely home is within walking distance of excellent primary, secondary and grammar schools, making it an ideal choice for families.

Council tax band C. EPC rating D.



Hallway

16'7" (5.05m) x 7'5" (2.26m)

Lounge

13'1" (3.99m) Into Bay x 12'10" (3.91m)

Dining Room

12'10" (3.91m) x 13'0" (3.96m)

Kitchen

9'7" (2.92m) x 8'6" (2.59m)



Bedroom One

14'0" (4.27m) Into Bay x 13'0" (3.96m)

Bedroom Two

12'2" (3.71m) x 13'0" (3.96m)

Bedroom Three

8'6" (2.59m) x 7'5" (2.26m)

Bathroom

7'3" (2.21m) x 5'8" (1.73m)

Separate WC

4'5" (1.35m) x 2'8" (0.81m)

Utility Room

15'9" (4.8m) x 9'2" (2.79m)

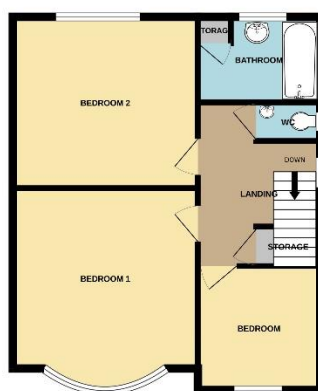




GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures included here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in the measurements. The price is an estimate and should not be used as a guide to any prospective purchaser. The fixtures, systems and appliances shown here are not tested and no guarantee is given for their operation or efficiency can be given.
Made with eEnergy 10/2016

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,
Wirral, Merseyside, CH63 7PH

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