



St Andrews Road, Bebington

£375,000



LESLEY HOOKS
ESTATE AGENTS





This beautifully presented, extended semi-detached home offers the perfect balance of contemporary style and traditional charm. Ready to move straight into, the property benefits from uPVC double glazing and combi gas central heating, ensuring comfort all year round. The welcoming hallway, complete with attractive parquet flooring, sets the tone for the home. From here, a feature arch leads into the cosy lounge with its elegant gas stove, parquet flooring and double doors opening onto the garden. A stylish shower room sits just off the hall, while the other side opens into a spacious dining room with bay window and fireplace, flowing seamlessly into the sitting room. The modern fitted kitchen is a real highlight, featuring an island, integrated appliances including a five-ring gas hob, fridge freezer, dishwasher and washing machine, with open access through to the light-filled conservatory. Upstairs, there are three generously sized bedrooms, with the master boasting an excellent range of fitted wardrobes. The family bathroom is sleek and stylish, fitted with a three-piece suite including a shower over the bath. Externally, the property is just as impressive. To the front, there's a driveway providing off-road parking, while to the rear lies a truly outstanding garden – one of the best you'll find – with mature shrubs and plants, a lovely patio area, a timber summer house and a delightful south-westerly aspect, perfect for enjoying the afternoon sun. Ideally located, the home is within easy walking distance of local shops, schools and the train station, making it perfect for families and commuters alike. Council tax band D. Freehold.



Hallway

19'9" (6.02m) x 5'7" (1.7m)

Ground Floor Shower Room

6'9" (2.06m) x 3'4" (1.02m)

Lounge

15'6" (4.72m) x 10'6" (3.2m)

Dining Room

12'5" (3.78m) Into Bay x 10'0" (3.05m)

Sitting Room

7'11" (2.41m) x 10'1" (3.07m)

Kitchen

12'8" (3.86m) x 14'11" (4.55m)

Conservatory

15'7" (4.75m) x 8'5" (2.57m)

Bedroom One

15'5" (4.7m) x 10'6" (3.2m)

Bedroom Two

10'11" (3.33m) x 10'2" (3.1m)

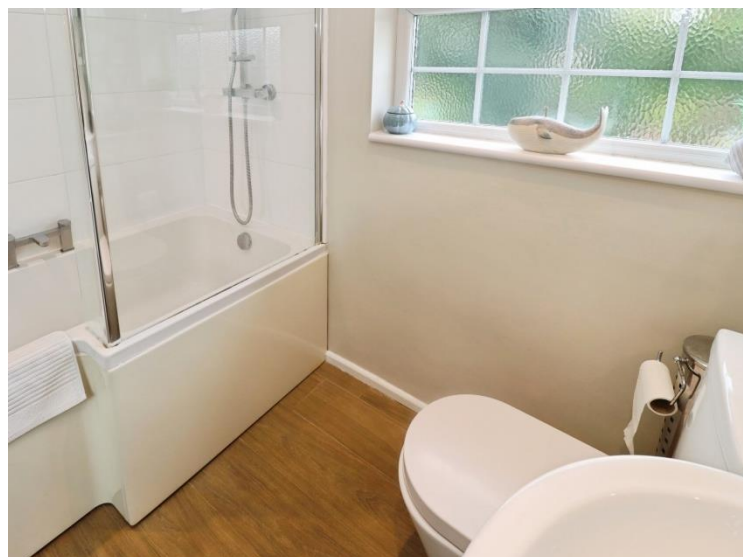
Bedroom Three

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

Bathroom

7'11" (2.41m) x 5'3" (1.6m)







GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1247 sq.ft. (115.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan (contents/area, measurements of doors, 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 such 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 Metreplan 10/2019

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