



Rosefield Avenue, Bebington

£230,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to this light and airy semi-detached home, perfect for modern family living. Step inside and you will find a welcoming hallway leading to a bright lounge, ideal for relaxing at the end of the day. The smart fitted kitchen dining room is the heart of the home, offering plenty of room for family meals and entertaining friends.

To the first floor, there are three well-proportioned bedrooms and a stylish shower room. Outside, the property benefits from a driveway providing off-road parking, as well as a good sized garden ideal for enjoying the outdoors. Ideally situated in a popular residential area, the property is within walking distance of local primary and secondary schools and local shops. Rail and bus routes are within easy reach and motor way networks with links to Liverpool and Chester are a couple of minutes drive away. Council tax band B. Freehold.



#### **Hallway**

12'4" (3.76m) x 5'4" (1.63m)

#### **Lounge**

11'5" (3.48m) Into Bay x 10'10" (3.3m)

#### **Kitchen Dining Room**

13'0" (3.96m) Max x 15'5" (4.7m)

#### **Landing**

7'3" (2.21m) x 6'1" (1.85m)

#### **Bedroom One**

12'2" (3.71m) Into Bay x 10'3" (3.12m)

#### **Bedroom Two**

10'5" (3.18m) x 8'9" (2.67m) To Wardrobe

#### **Bedroom Three**

7'4" (2.24m) x 6'0" (1.83m)

#### **Shower Room**

5'7" (1.7m) x 5'6" (1.68m)

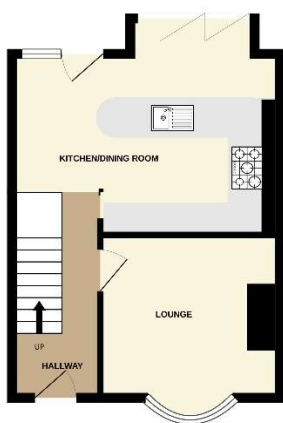




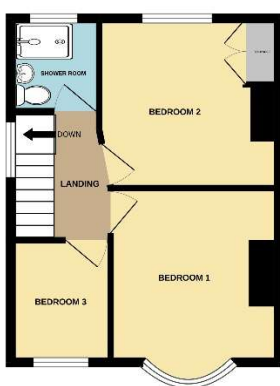




GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan, the measurements of rooms, fixtures, fittings 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. Prospective purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs. Made only for the purpose of the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Contact Us:**

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.