



Woodhey Road, Bebington

£350,000



LESLEY HOOKS
ESTATE AGENTS





This attractive period semi-detached home is full of character and charm, offering accommodation spread over three spacious floors – perfect for a growing family or for anyone simply looking for plenty of room to enjoy. With high ceilings, uPVC double glazing and combi gas central heating, the property blends period features with modern comfort. The welcoming porch, complete with a stained glass window and mosaic tiled floor, leads into a bright hallway with storage and access down to the cellar rooms. The ground floor is wonderfully versatile, featuring a lounge with fireplace and bay window, a cosy sitting room with box bay window and log burner, and a fitted kitchen/dining room that's ideal for family life. A utility room and a three-piece bathroom complete this level. Upstairs, the first floor offers a double bedroom and a study/office, with its own separate staircase – a brilliant option for teenagers who'd like their own space, or even as a potential self-contained flat. A few steps up, you'll find two more generous double bedrooms and a stylish four-piece bathroom with a roll-top bath on claw feet. The top floor adds yet another double bedroom, making this home as practical as it is characterful. Outside, there's a driveway with off-road parking to the front, while the rear garden enjoys a sunny south-westerly aspect, complete with a patio area and access to the first-floor bedroom. Ideally located close to local shops, schools and excellent transport links, this home is offered for sale with no onward chain – ready and waiting for its next chapter. Freehold. Council tax band D.

Porch

8'3" (2.51m) x 6'11" (2.11m)

Hallway

13'10" (4.22m) x 6'3" (1.91m)

Lounge

16'3" (4.95m) Into Bay x 15'10" (4.83m)

Sitting Room

16'10" (5.13m) Into Bay x 11'6" (3.51m)

Kitchen Dining Room

14'0" (4.27m) x 12'11" (3.94m)

Utility Room

7'1" (2.16m) x 7'1" (2.16m)

Ground Floor Bathroom

9'4" (2.84m) x 6'10" (2.08m)



Bedroom One

14'4" (4.37m) x 13'0" (3.96m)

Reception Room

23'8" (7.21m) x 6'10" (2.08m)

Bedroom Two

16'2" (4.93m) x 12'7" (3.84m)

Bedroom Three

14'7" (4.45m) x 12'0" (3.66m)

Bathroom

8'11" (2.72m) x 7'4" (2.24m)

Landing

15'10" (4.83m) x 6'3" (1.91m)

Bedroom Four

14'4" (4.37m) x 13'0" (3.96m)



Cellar Room One

15'9" (4.8m) Into Bay x 14'8" (4.47m)

Cellar Room Two

21'4" (6.5m) Max x 8'1" (2.46m) Max





TOTAL FLOOR AREA: 2430 sq.ft. (225.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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