



# Mount Road, Higher Bebington

£525,000



**LESLEY HOOKS**  
ESTATE AGENTS







Nestled in a sought-after location overlooking the beautiful Storeton Woods, this charming detached home offers a wonderful blend of space, comfort, and convenience, perfect for families. As you step through the welcoming porch, you will be greeted by a bright hallway leading to a spacious lounge and a morning room that opens into a delightful conservatory, ideal for relaxing or entertaining while enjoying views of the garden. The kitchen is well-appointed and adjoins a practical utility room, while a downstairs shower room and study provide extra versatility for modern living.

To the first floor the landing leads to three comfortable bedrooms and a four-piece family bathroom. Outside, the home features a gated driveway leading to a garage, along with a delightful rear garden, perfect for relaxing or entertaining. Located within easy reach of local shops, schools, and amenities, this home is also within walking distance of local primary, secondary, and grammar schools, making it an excellent choice for families. Excellent motorway links to Liverpool and Chester are just a couple of minutes' drive away. Offered for sale with no onward chain, this freehold property is ready for its next owners to move in and make it their own. Council tax band E.



#### **Porch**

3'11" (1.19m) x 3'10" (1.17m)

#### **Hallway**

7'4" (2.24m) x 13'9" (4.19m)

#### **Lounge**

11'11" (3.63m) x 13'10" (4.22m)

#### **Morning Room**

10'9" (3.28m) x 11'11" (3.63m)

#### **Kitchen**

18'4" (5.59m) x 10'4" (3.15m)

#### **Utility**

9'4" (2.84m) x 8'4" (2.54m)

#### **Downstairs Shower Room**

9'2" (2.79m) x 2'10" (0.86m)

#### **Study**

8'5" (2.57m) x 11'2" (3.4m)

#### **Conservatory**

13'0" (3.96m) Max x 21'8" (6.6m)

#### **Landing**

7'4" (2.24m) x 15'2" (4.62m) Max

#### **Bedroom One**

11'10" (3.61m) x 11'6" (3.51m) To Wardrobe

#### **Bedroom Two**

10'9" (3.28m) x 9'5" (2.87m) To Wardrobe

#### **Bedroom Three**

8'11" (2.72m) x 10'5" (3.18m)

#### **Bathroom**

7'1" (2.16m) x 9'3" (2.82m)

#### **Garage**

10'8" (3.25m) x 13'7" (4.14m)











GROUND FLOOR



1ST FLOOR



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