



# Bracken Lane, Higher Bebington

Offers over £250,000



**LESLEY HOOKS**  
ESTATE AGENTS







The perfect home for buyers and families seeking a move-in ready property in a sought after location! Upon entering, you're greeted by not one but two spacious reception rooms, both arranged in an inviting open-plan layout—perfect for modern living and entertaining. Enjoy cosying up around the charming fireplace with log burner, which adds a warm and homely touch to the space, ideal for relaxing evenings with family or friends. At the heart of the home is a bright, open-plan kitchen family room, flooded with natural light and thoughtfully designed with dining space—making everyday meals or special gatherings effortlessly enjoyable. The home comprises three generously sized bedrooms and a stunning bathroom, offering both comfort and style. Step outside and take full advantage of your private garden, ideal for summer barbecues, children's play, or simply unwinding with a cup of tea. For added convenience the property includes off road parking. The surrounding area boasts excellent public transport links, highly regarded nearby schools, and easy access to local amenities. If you love the outdoors, you'll enjoy being surrounded by green spaces, scenic walking routes, and the tranquillity of the golf course right on your doorstep. This home effortlessly combines style, comfort, and practicality in a fantastic neighbourhood. Don't miss out on making this stunning property your next chapter—contact us today to arrange your viewing! Council tax band C. Freehold.



#### **Hallway**

13'9" (4.19m) x 3'4" (1.02m)

#### **Dining Room**

11'0" (3.35m) Into Bay x 11'5" (3.48m)

#### **Lounge**

12'11" (3.94m) x 15'4" (4.67m) Max

#### **Open Plan Kitchen Family Room**

10'3" (3.12m) x 14'10" (4.52m)

#### **Bedroom One**

14'7" (4.45m) Into Bay x 10'0" (3.05m)

#### **Bedroom Two**

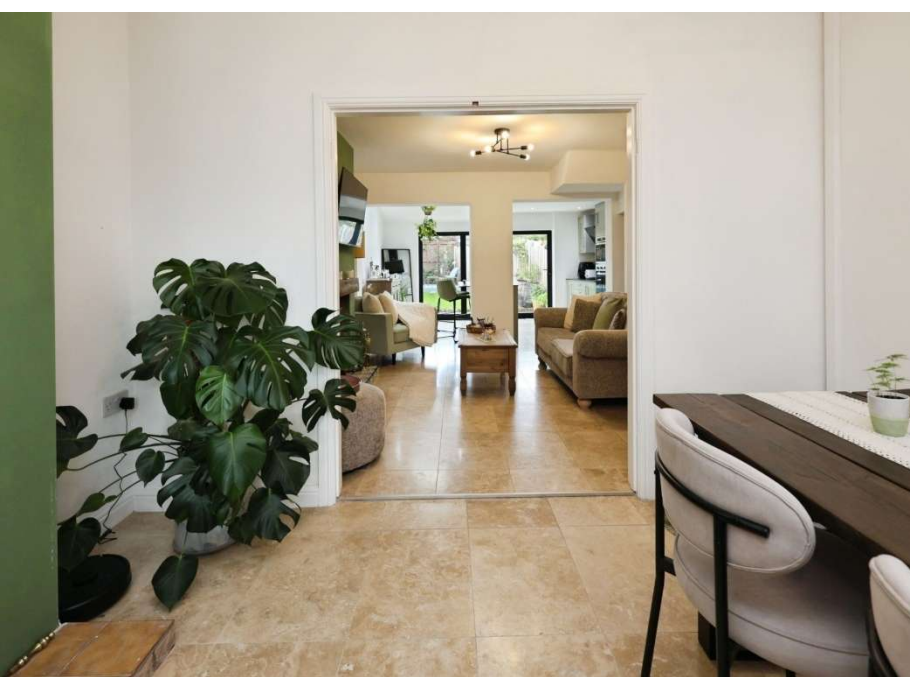
10'1" (3.07m) x 10'0" (3.05m)

#### **Bedroom Three**

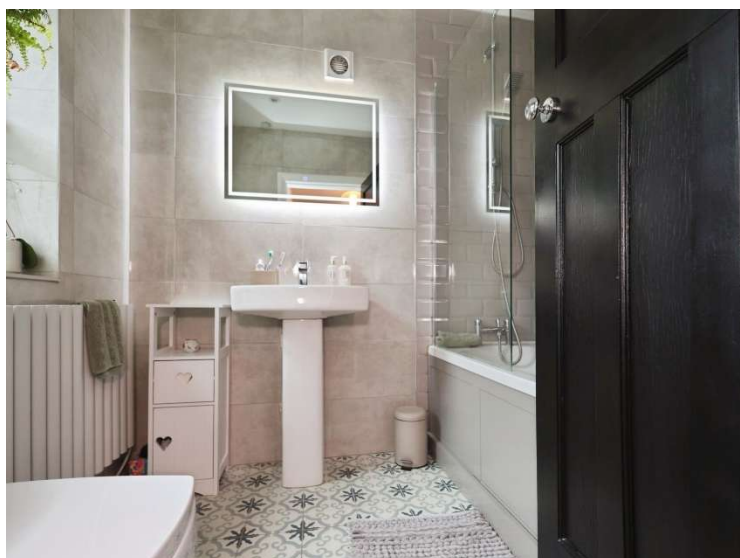
14'7" (4.45m) Max x 4'10" (1.47m) Max

#### **Bathroom**

5'9" (1.75m) x 7'4" (2.24m)









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.