



Beech Road, Bebington

£260,000



LESLEY HOOKS
ESTATE AGENTS





This deceptively spacious semi-detached house offers a wonderful blend of comfort, style, and practicality, perfect for families or those simply looking for a bit more room to grow. Step inside the welcoming hallway and you'll find a bright and inviting lounge, ideal for relaxing with family or friends. The modern open plan kitchen and dining room form the heart of the home, a stylish, sociable space that's perfect for everyday living and entertaining. A conservatory extends the living space further.

To the first floor you will find three well proportioned bedrooms, offering plenty of space for family, guests, or even a home office. The family bathroom is complemented by a separate WC for added convenience. Outside, the property benefits from a driveway providing off road parking, a garage, and a delightful southerly facing garden, perfect for enjoying the sunshine or hosting summer barbecues. Situated in a popular residential area, the property is within walking distance of local primary and secondary schools. There is an excellent array of shops just five minute walk away on Higher Bebington parade. Motorway networks with links to Liverpool and Chester are a ten minute drive away. Freehold. Council Tax Band C.



Hallway

13'8" (4.17m) x 7'8" (2.34m)

Lounge

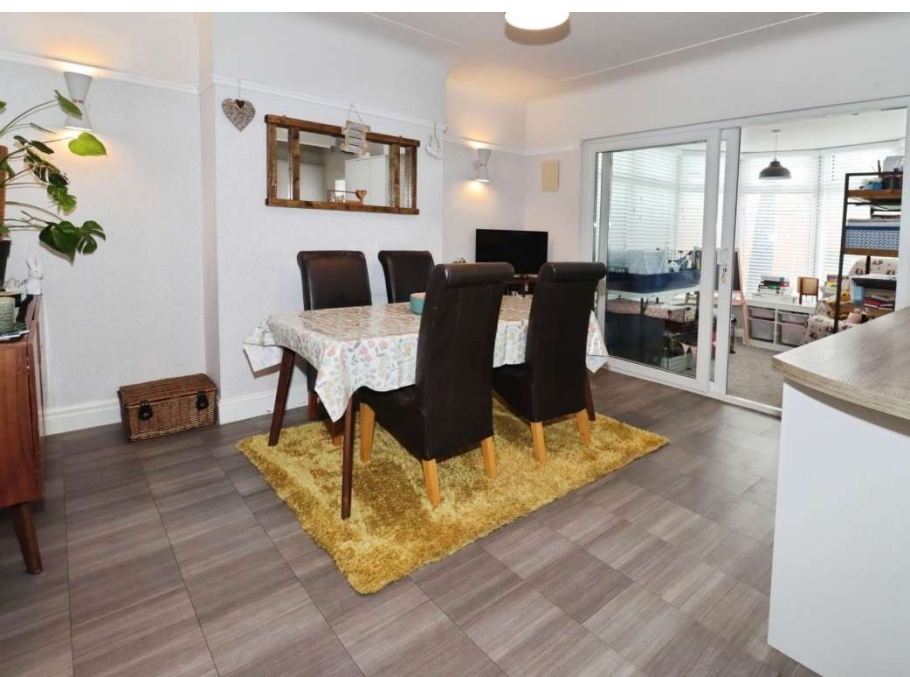
14'2" (4.32m) Into Bay x 12'0" (3.66m)

Open Plan Kitchen Dining Room

14'0" (4.27m) x 20'2" (6.15m)

Conservatory

9'3" (2.82m) x 7'7" (2.31m)



Landing

11'1" (3.38m) Max x 7'9" (2.36m)

Bedroom One

14'4" (4.37m) Into Bay x 12'0" (3.66m)

Bedroom Two

14'1" (4.29m) x 12'0" (3.66m)

Bedroom Three

9'1" (2.77m) x 7'8" (2.34m)

Bathroom

6'1" (1.85m) x 7'7" (2.31m)

Separate WC

2'6" (0.76m) x 4'9" (1.45m)

Garage

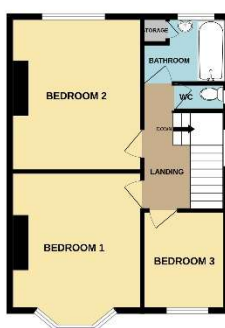
14'1" (4.29m) x 7'4" (2.24m)





GROUND FLOOR
1685 sq.ft. (155.9 sq.m.) approx.

1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1202 sq.ft. (111.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, it should be noted that measurements of these areas are approximate and not guaranteed. It should be noted that the floor plan is for information only and should not be used as a basis for any purchase. The seller, its agents, and the estate agent do not warrant the accuracy of the floor plan. The estate agent, its agents, and the estate agent do not warrant the accuracy of the floor plan. The estate agent, its agents, and the estate agent do not warrant the accuracy of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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