



Bentfield Gardens, Higher Bebington

£290,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this lovely light and airy semi-detached home, perfectly situated in the highly sought-after area of Higher Bebington. offering comfortable and versatile living spaces ideal for families or first-time buyers alike. Step inside to a welcoming hallway leading to a bright dining room and a comfortable lounge, perfect for relaxing or entertaining. The kitchen is well-presented and provides ample storage and workspace.

To the first floor there are three well-proportioned bedrooms along with a shower room. Outside, the property boasts a driveway providing off-road parking, which leads to a garage, offering additional storage. The lovely garden to the rear is one of the home's real highlights, beautifully kept and perfect for relaxing or spending time with family and friends. Ideally situated, the property is within walking distance of local primary, secondary and grammar schools. Higher Bebington parade with its array of shops is a couple of minutes walk away. Motorway networks with links to Liverpool and Chester are a five minute drive away. With no onward chain, this charming home is ready for its next chapter. Council tax band D. Freehold.



Porch

1'8" (0.51m) x 7'0" (2.13m)

Hallway

12'2" (3.71m) x 6'11" (2.11m)

Dining Room

12'3" (3.73m) Into Bay x 11'10" (3.61m)

Lounge

13'4" (4.06m) x 11'5" (3.48m)

Kitchen

10'3" (3.12m) x 7'4" (2.24m)



Landing

7'3" (2.21m) x 8'0" (2.44m)

Bedroom One

14'5" (4.39m) Into Bay x 10'10" (3.3m)

Bedroom Two

11'11" (3.63m) x 10'11" (3.33m)

Bedroom Three

8'2" (2.49m) x 8'0" (2.44m)

Bathroom

8'0" (2.44m) x 7'10" (2.39m)

Garage

15'6" (4.72m) x 8'9" (2.67m)





GROUND FLOOR
583 sq. ft. (54.0 sq.m.) approx.



1ST FLOOR
462 sq. ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The layout, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.

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