



# Kings Brow, Higher Bebington

£200,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS







Tucked away at the end of a quiet cul-de-sac, this delightful terraced cottage offers a perfect blend of character, comfort, and convenience. Step inside through the welcoming vestibule into a cosy lounge complete with a feature log burner, the ideal spot to unwind on chilly evenings. The separate dining room provides a lovely space for family meals or entertaining guests, while the well appointed kitchen completes the ground floor.

To the first floor you will find two well-proportioned bedrooms and a three piece bathroom. Outside, a small courtyard provides a private space to relax and enjoy a morning coffee or a touch of outdoor dining. To the front of the row of cottages there is off-road parking for resident. Perfectly positioned in the popular residential area of Higher Bebington, the property is just a couple of minutes' walk from local shops, cafés, and amenities. Excellent primary, secondary, and grammar schools are all within easy reach. For commuters, motorway links to Liverpool and Chester are just a five-minute drive away. Freehold. Council tax band B.



#### **Vestibule**

2'11" (0.89m) x 3'3" (0.99m)

#### **Lounge**

14'9" (4.5m) Max x 12'1" (3.68m) Max

#### **Dining Room**

9'6" (2.9m) x 12'0" (3.66m)

#### **Kitchen**

12'9" (3.89m) x 5'7" (1.7m)

#### **Landing**

10'3" (3.12m) x 2'11" (0.89m)

#### **Bedroom One**

12'1" (3.68m) x 12'0" (3.66m)

#### **Bedroom Two**

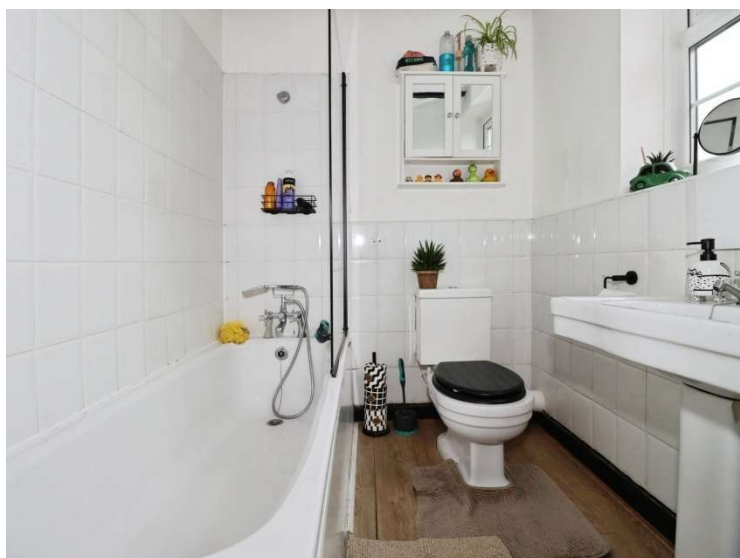
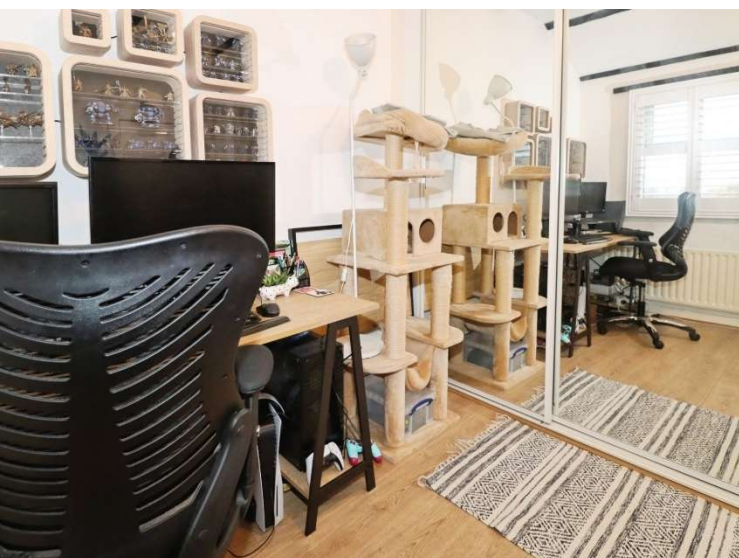
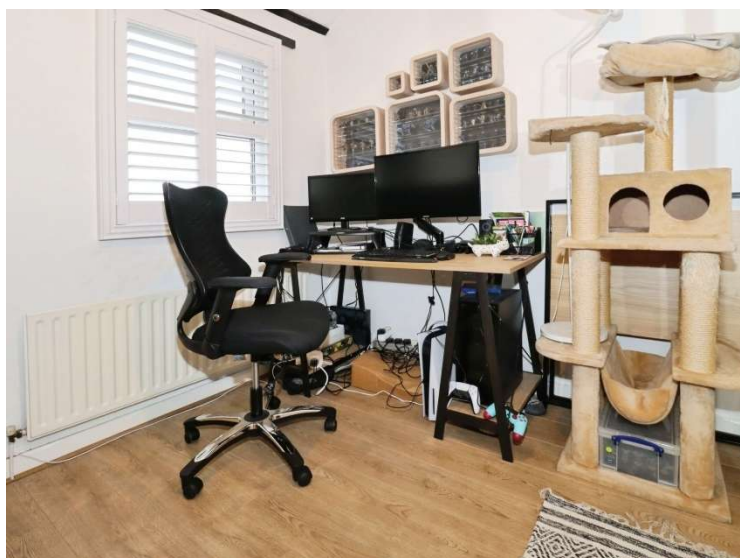
8'0" (2.44m) To Wardrobe x 8'8" (2.64m)

#### **Bathroom**

10'8" (3.25m) Max x 5'7" (1.7m) Max





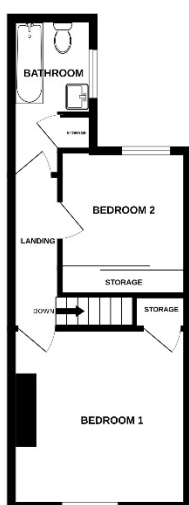
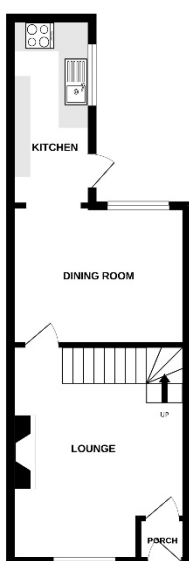






GROUND FLOOR

1ST FLOOR



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92-Plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>59</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

## Contact Us:

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While 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.

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