



Borrowdale Road, Bebington

£240,000



LESLEY HOOKS
ESTATE AGENTS





For those with vision, creativity, and a desire to craft a home that is truly and uniquely their own, this is a genuinely exciting opportunity. This three-bedroom semi-detached is a blank canvas ready to be transformed into something quite special. Step inside and you are greeted by a welcoming hallway that sets the tone for the generous proportions within. The lounge flows beautifully through to the dining room, creating a wonderfully sociable space that, once given a little love and attention, will be perfect for everything from lazy Sunday mornings to entertaining friends and family. The kitchen, meanwhile, is perfectly positioned and simply waiting for someone with a little flair to reimagine it entirely. Upstairs, three good-sized bedrooms offer versatile and comfortable accommodation for families of all shapes and sizes, whilst the three-piece bathroom provides a solid foundation from which something rather lovely could be created. Throughout, uPVC double glazing keeps things comfortable and quiet, and the combi-fired gas central heating ensures those first winter evenings in your new home will be wonderfully cosy. Outside, the appeal continues. To the front, a private driveway provides the luxury of off-road parking, leading conveniently to the garage — practical, yet so very welcome. To the rear, a generous garden with patio area beckons long summer evenings, al fresco dining, and perhaps a garden project or two. The potential here is simply lovely. Location, as ever, plays its part beautifully. Ideally situated within easy walking distance of well-regarded primary, secondary, and grammar schools, this is a home that will grow with your family. Local shops and excellent transport links add an everyday convenience that, once experienced, you truly cannot imagine living without. Properties like this do not linger. Whether you are a first-time buyer taking that first exciting step, an investor with a sharp eye for opportunity, or simply someone ready to roll up their sleeves and create something wonderful — this one deserves your very closest attention. Council tax band C. Freehold



Hallway

8'7" (2.62m) x 7'3" (2.21m)

Lounge

10'10" (3.3m) Into Bay x 11'5" (3.48m)

Dining Room

11'7" (3.53m) x 11'1" (3.38m)

Kitchen

11'4" (3.45m) x 7'7" (2.31m)

Bedroom One

11'4" (3.45m) Into Bay x 11'4" (3.45m)

Bedroom Two

11'7" (3.53m) x 11'0" (3.35m) Into Wardrobe Recess

Bedroom Three

7'7" (2.31m) x 7'6" (2.29m)

Bathroom

7'3" (2.21m) x 6'1" (1.85m)

Garage

20'2" (6.15m) x 8'2" (2.49m)

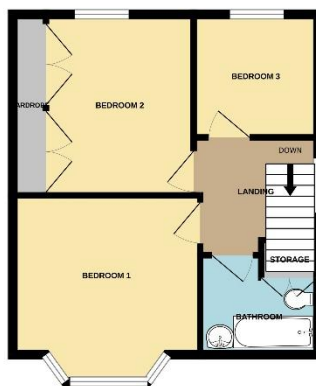




GROUND FLOOR
396 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, dimensional data, room dimensions, of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.