



Ferns Road, Bebington

£230,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to your dream home, where modern convenience meets timeless elegance! This impeccably presented and fully modernised abode is a haven for those seeking a hassle-free lifestyle. With uPVC double glazing and gas central heating, this home ensures year-round comfort and energy efficiency. Step inside to discover a welcoming hall leading to a cosy lounge adorned with an inviting electric stove, perfect for those chilly evenings. The adjacent smart fitted kitchen dining room beckons with its sleek design and ample space for entertaining guests or enjoying family meals. Venture upstairs to find three generously sized bedrooms, each offering comfort and tranquility, ideal for restful nights. The stylish three-piece bathroom boasts a refreshing shower and a shower screen over the bath, adding a touch of luxury to your daily routine. Outside, the property impresses with an expansive driveway providing off-road parking for multiple cars, ensuring convenience for you and your guests. But the true gem lies in the rear garden—a delightful oasis featuring a generous patio and lawn area, ideal for al fresco dining or simply basking in the sunshine. Additionally, a charming garden room awaits, complete with power and light, making it the perfect retreat for a home office or a creative sanctuary. With nothing left to do but decide where to place your furniture, this beautifully presented home offers a seamless blend of modern amenities and timeless charm, promising a lifestyle of comfort and convenience for years to come. Welcome home! Council tax band A. Freehold.



Hall

4'5" (1.35m) x 5'8" (1.73m)

Lounge

15'7" (4.75m) x 11'6" (3.51m)

Kitchen Dining Room

15'7" (4.75m) x 11'11" (3.63m) Max

Bedroom One

13'5" (4.09m) x 7'7" (2.31m)

Bedroom Two

11'10" (3.61m) x 8'1" (2.46m)

Bedroom Three

8'6" (2.59m) x 7'3" (2.21m)

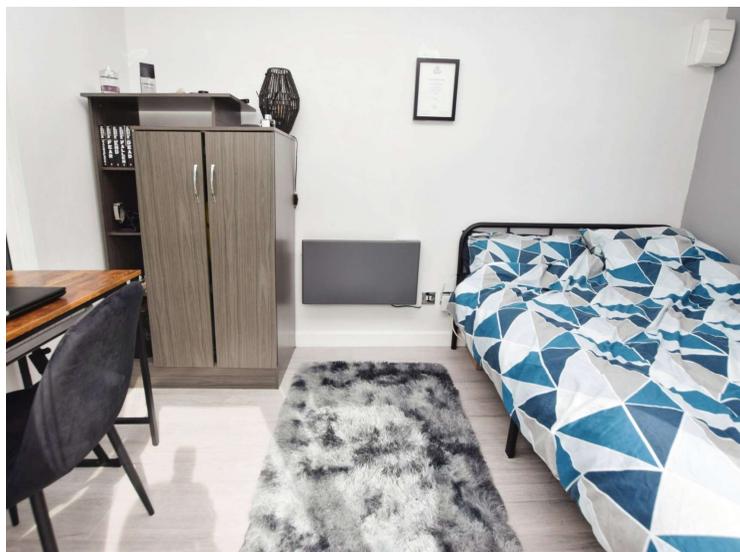
Bathroom

7'8" (2.34m) x 5'6" (1.68m)

Garden Room/Home Office

11'0" (3.35m) x 7'1" (2.16m)



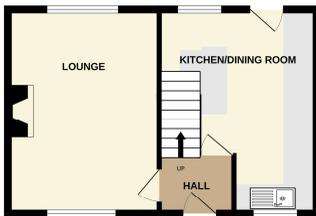
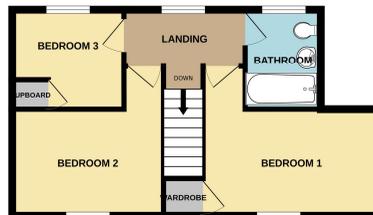




GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, vendor and developer do not warrant, endorse or guarantee the accuracy of the floorplan. All to their operability or efficiency can be given.
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