



# Birch Road, Bebington

£159,995 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS



This extended semi-detached house offers adaptable accommodation and would suit someone looking to make a house a home. Having gas central heating the layout briefly comprises porch, hallway, lounge, kitchen fitted for wheelchair users, dining room, downstairs bedroom four, bathroom and sun room. Upstairs there are three bedrooms, a loft room accessed via bedroom three and a wet room. To the rear of the property there is a good size garden that enjoys a southerly aspect. To the front there is a driveway with off road parking for several cars. The property is ideally located in a popular residential area and is within walking distance to local shops, schools and travel links. Motorway networks with links to Liverpool and Chester are a five minute drive away.

**Hallway**

12'0" (3.66m) x 5'1" (1.55m)

Porch entrance with door into the hallway, laminate flooring, stairs to the first floor.

**Lounge**

15'0" (4.57m) Into Bay x 11'0" (3.35m)

Fireplace comprising marble effect hearth and back panel with timber surround and real flame gas fire, bay window to the front.

**Kitchen**

15'1" (4.6m) x 8'0" (2.44m)

Fitted kitchen with excellent range of units in cream, please note that the kitchen units are specially fitted to suit wheelchair users, oven, 2 ring gas hob, breakfast bar, window to the side, door to the rear, open access into the dining room.

**Dining Room**

12'1" (3.68m) Max x 10'1" (3.07m)

Laminate flooring, window to the side, door into inner hall.

**Ground Floor Bedroom**

13'0" (3.96m) x 9'1" (2.77m)

Laminate flooring, recessed wardrobe space, window to the side, door into the bathroom.

**Ground Floor Bathroom**

10'1" (3.07m) x 9'1" (2.77m)

Spacious bathroom with three piece suite comprising corner bath with shower over, wc and wash hand basin, storage cupboards, window to the side, door into the sun room.

**Sun Room**

7'0" (2.13m) x 5'10" (1.78m)

Tiled flooring, door out to the garden.

**Bedroom One**

13'0" (3.96m) x 9'1" (2.77m)

Laminate flooring, window to the front.

**Bedroom Two**

9'10" (3m) x 7'0" (2.13m)

Laminate flooring, window to the front and side.

**Bedroom Three** 7'0" (2.13m) x 7'0" (2.13m)

Window to the rear, stair case up to the loft room.

**Wet Room**

7'0" (2.13m) x 5'1" (1.55m)

Wet room with shower area, wc and wash hand basin, window to the rear.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of levels, 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](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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