



The Village, Bebington

£230,000



LESLEY HOOKS
ESTATE AGENTS





Every now and then, something truly special comes to market... and this charming cottage is one of those rare finds! Nestled in a highly sought-after location within walking distance of local shops, schools, and the train station, this delightful double-fronted, semi-detached cottage is ready for you to move right in. The cottage boasts deceptively spacious accommodation, featuring uPVC double glazing and a combi-fired gas central heating system. As you step inside, you'll be greeted by a welcoming hall that leads to a cosy lounge and a separate sitting room, perfect for relaxing or entertaining. The kitchen breakfast room is ideal for family meals, and there's a handy boot room/utility area along with a convenient downstairs WC. Upstairs, you'll find three well-appointed bedrooms, including a master bedroom with its own en-suite bathroom, and a stylish main bathroom. The property also offers two generously sized cellar rooms, providing ample storage or potential for further development. The outdoor spaces are just as enchanting, with a beautifully maintained, good-sized garden at the rear, perfect for enjoying the sunshine and outdoor activities. At the front, there are parking facilities for your convenience. Situated in 'The Village,' this property combines the charm of a cottage with the convenience of being close to essential amenities and transport links. Plus, it's offered for sale with no onward chain, making your move even easier. Don't miss out on this beauty – it's a true gem waiting to be discovered! Council tax band A. Freehold. Conservation area. Ultrafast broadband.



Hall
5'10" (1.78m) x 3'0" (0.91m)

Lounge
13'4" (4.06m) x 9'9" (2.97m)

Sitting Room
13'4" (4.06m) x 10'0" (3.05m)

Kitchen Breakfast Room
16'7" (5.05m) x 7'7" (2.31m)

Boot Room/Utility
11'1" (3.38m) x 5'2" (1.57m)

Downstairs WC
5'0" (1.52m) x 3'9" (1.14m)

Master Bedroom
11'5" (3.48m) x 8'7" (2.62m)

En-Suite
6'3" (1.91m) x 4'4" (1.32m)

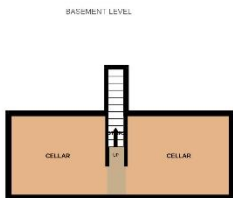
Bedroom Two
13'3" (4.04m) x 10'2" (3.1m)

Bedroom Three
9'6" (2.9m) Max x 7'8" (2.34m)

Bathroom
6'3" (1.91m) x 5'2" (1.57m)







Whilst every attempt has been made to ensure the accuracy of the floorplans 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 guidance purposes only and should be used as such for 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E			
(21-38) F			
(1-20) G		1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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