



Heath Road, Bebington

£239,995



LESLEY HOOKS
ESTATE AGENTS





A fantastic opportunity to acquire this hidden gem of a property situated in a highly sought after location. The property is set back in an elevated on Heath Road, behind mature tree's, offering screening and privacy. This charming semi-detached home offers the perfect blend of tranquility and convenience. Tucked away from the hustle and bustle, it provides a peaceful retreat while remaining closely connected to all essential amenities. Upon entering the property, you're greeted by a welcoming hallway that sets the tone for the home's warm and inviting atmosphere. To the left, you'll find a spacious lounge, bathed in natural light, ideal for relaxation and entertaining. Adjacent to the lounge is a dining room, perfect for intimate gatherings or family meals. The well-appointed kitchen, located at the heart of the home, is a culinary enthusiast's dream, offering ample storage space. Its design encourages both functionality and socialisation. Upstairs, the house boasts three comfortable bedrooms, each providing a tranquil space for rest and privacy. The bathroom is well designed, offering both convenience and comfort. For those with expansion dreams, this property comes with the potential to extend, subject to planning permission. Whether you envision a larger living space or additional bedrooms, the options are there to make this house truly your own. Additional amenities include a garage, providing secure parking or extra storage, a driveway for vehicles, and gardens that offer a delightful outdoor escape. Whether you want to relax in the sun, host outdoor gatherings, or cultivate your green thumb, these gardens provide endless possibilities. Perfectly located, the property is close to all amenities including the Civic medical centre and pharmacy, Bebington library, local shops and the beautiful Mayer Park. A five minute walk takes you to the Grammar schools, Bebington secondary and several primary schools. Rail and bus routes are also within easy walking distance along with a fine choice of pubs, restaurants and cafes. Council tax band C. Freehold.



Hallway

12'6" (3.81m) x 5'10" (1.78m)

Lounge

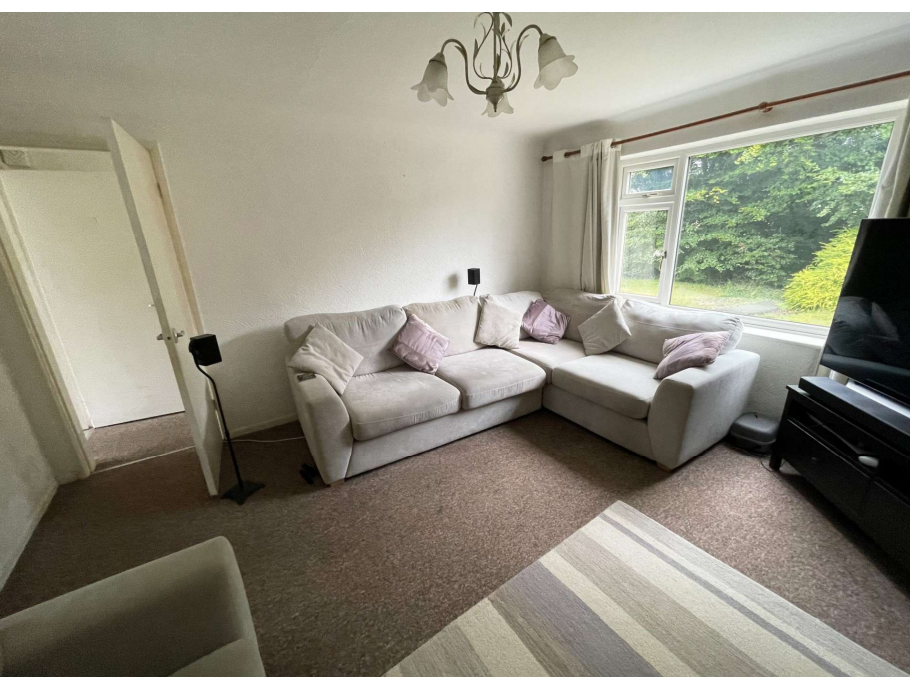
13'10" (4.22m) x 12'6" (3.81m)

Dining Room

11'0" (3.35m) x 9'11" (3.02m)

Kitchen

10'11" (3.33m) x 8'5" (2.57m)



Bedroom One

13'11" (4.24m) x 11'4" (3.45m)

Bedroom Two

11'0" (3.35m) x 11'4" (3.45m)

Bedroom Three

8'11" (2.72m) x 7'2" (2.18m)

Bathroom

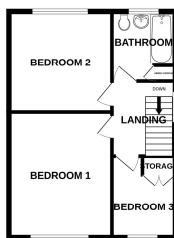
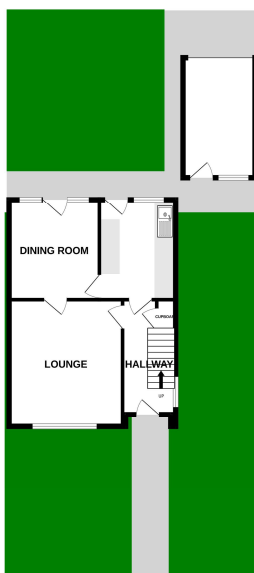
7'8" (2.34m) x 7'1" (2.16m)





GROUND FLOOR
554 sq ft. (51.4 sq m.) approx.

1ST FLOOR
458 sq ft. (42.3 sq m.) approx.



TOTAL FLOOR AREA: 1009 sq ft. (93.8 sq m.) approx.

While every effort has been made to ensure the accuracy of the foregoing information, no representation or warranty is made by the seller or the agent. The seller or the agent is not responsible for any errors or omissions in this information. The seller or the agent is not responsible for any errors or omissions in this information. The seller or the agent is not responsible for any errors or omissions in this information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.