



Birch Road, Bebington

£220,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming and deceptively spacious end cottage, full of character and ready to move straight into! From the moment you step inside, you'll be greeted by beautiful period features, including elegant ceiling architrave, adding to the home's unique charm. Benefiting from combi-fired gas central heating and double glazing throughout, the well-planned layout includes a welcoming hallway, a bright and airy lounge with a bay window, a separate dining room perfect for entertaining, and a fitted kitchen complete with a stable door leading out to the picturesque courtyard. Upstairs, you'll find three well-proportioned bedrooms and a modern three-piece bathroom with a shower over the bath. To the rear, the delightful cottage-style courtyard provides a peaceful outdoor retreat, complete with a brick-built storage shed. Ideally located, this wonderful home is within walking distance of excellent local primary, secondary, and grammar schools. Port Sunlight train station is also nearby, offering easy access to surrounding areas. A perfect blend of character, space, and convenience—this cottage is not to be missed! Council tax band B. Freehold.



Hallway

23'8" (7.21m) x 5'3" (1.6m) Max

Lounge

15'1" (4.6m) Into Bay x 13'3" (4.04m)

Dining Room

13'3" (4.04m) x 10'10" (3.3m)

Kitchen

10'5" (3.18m) x 8'6" (2.59m)

Bedroom One

12'4" (3.76m) x 10'5" (3.18m)

Bedroom Two

11'9" (3.58m) x 11'1" (3.38m)

Bedroom Three

8'1" (2.46m) x 6'9" (2.06m)

Bathroom

10'7" (3.23m) x 8'5" (2.57m)







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.