



Rydal Bank, Bebington

£235,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in a sought-after residential area, this immaculate semi-detached abode is a gem waiting to be discovered. Situated within walking distance of local amenities including shops, schools, and transport links, convenience is truly at your doorstep. As you step through the door, you're greeted by a welcoming hallway leading to various spaces designed for comfortable living. The downstairs layout boasts a convenient WC for added practicality. Relax and unwind in the cosy lounge, perfect for quiet evenings or entertaining guests. The heart of the home lies in the dining room, featuring an island unit complete with a five-ring electric hob and concealed power points. This space seamlessly flows into the fitted kitchen, where modern amenities such as an integrated dishwasher await. The open access into the utility room, equipped with an integrated fridge freezer and washing machine, ensures household chores are a breeze. Step through the double doors from the dining room into the bright conservatory, offering a tranquil retreat to enjoy the sunshine throughout the year. Journeying upstairs, you'll find three inviting bedrooms and a well-appointed shower room, providing ample space for family and guests alike. Outside, the property boasts a driveway with off-road parking leading to the garage, offering convenience and security. The rear garden, generously sized and enjoying a southerly aspect, beckons for outdoor gatherings and relaxation under the sun. With uPVC double glazing and combi fired gas central heating providing both comfort and energy efficiency, this home is not just a place to live, but a sanctuary to create cherished memories for years to come. Welcome to your slice of paradise! Council tax band B. Freehold.



Hallway

14'4" (4.37m) x 5'10" (1.78m)

Downstairs WC

4'7" (1.4m) x 2'2" (0.66m)

Lounge

11'11" (3.63m) Into Bay x 11'2" (3.4m)

Dining Room

14'5" (4.39m) x 10'9" (3.28m)

Kitchen

8'2" (2.49m) x 6'5" (1.96m)

Utility Room

6'8" (2.03m) x 4'9" (1.45m)

Conservatory

11'10" (3.61m) x 8'7" (2.62m)



Bedroom One

12'0" (3.66m) Into Bay x 11'4" (3.45m)

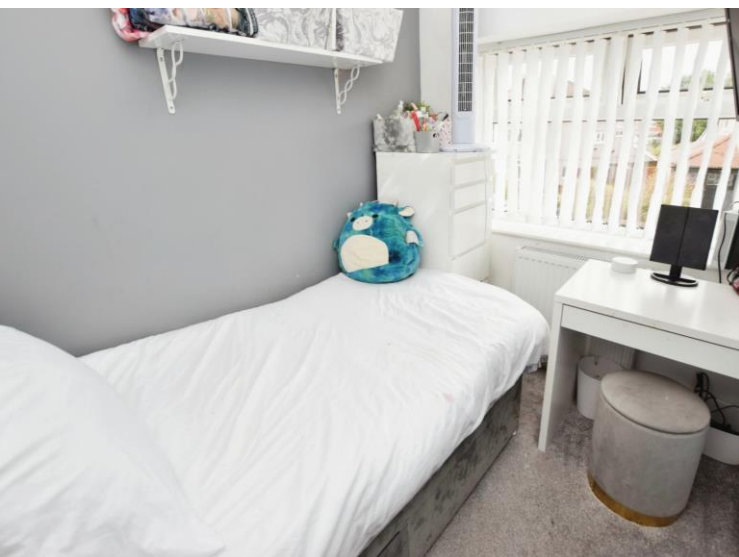
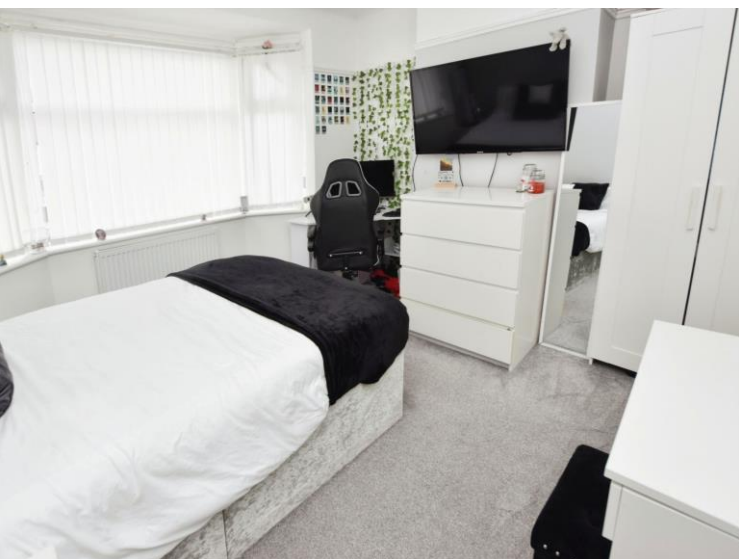
Bedroom Two

12'5" (3.78m) x 11'4" (3.45m)

Bedroom Three 7'10" (2.39m) x 5'10" (1.78m)

Shower Room

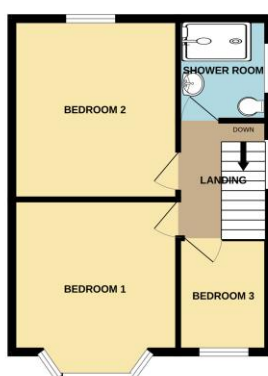
6'10" (2.08m) x 5'10" (1.78m)





GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (86.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing information, the measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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