



Patterdale Road, Bebington

£325,000 Offers Over



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Welcome to your future home, a charming and deceptively spacious semi-detached house nestled in a highly sought-after area, conveniently close to local primary, secondary, and grammar schools. This inviting residence boasts modern features including uPVC double glazing and combi-fired gas central heating, ensuring both comfort and energy efficiency. As you step inside, you are greeted by a welcoming porch leading to a well-designed hallway that sets the tone for the entire home. The fitted kitchen is ideal for any aspiring chef with The living spaces are versatile and plentiful, featuring a cosy lounge perfect for family gatherings, a relaxing sitting room, and a multi-functional living room currently utilised as a fourth downstairs bedroom. The fitted kitchen exudes functionality and sophistication, equipped with modern appliances and ample storage space. It caters to both practicality and aesthetic appeal, making it a central hub for culinary enthusiasts. For added convenience, there's a practical utility room with a WC, adding a touch of practicality to your daily routine. Venturing upstairs, you'll discover three generously sized bedrooms, providing ample space for rest and relaxation. The stylishly appointed bathroom with under floor heating, reflects a modern aesthetic, offering a tranquil retreat for unwinding after a long day. The exterior of the property is equally impressive, with a concrete impressed driveway at the front, providing convenient parking. The real highlight, however, is the fantastic and expansive rear garden—an ideal space for outdoor entertaining, family activities, or simply enjoying the beauty of nature. Imagine lazy Sunday afternoons in this serene and spacious outdoor haven. This home is more than just a residence; it's a lifestyle upgrade. With its ideal location, modern amenities, and abundant living spaces, this semi-detached house is ready to welcome you into a new chapter of comfort and convenience. Don't miss the opportunity to make this delightful property your own! Council tax band C. Freehold.



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Porch

7'7" (2.31m) x 3'9" (1.14m)

Hallway

11'5" (3.48m) x 6'7" (2.01m)

Sitting Room

12'9" (3.89m) x 11'4" (3.45m)

Lounge Dining Room

18'10" (5.74m) x 11'2" (3.4m)

Living Room/ Occasional Bedroom Four

16'8" (5.08m) x 10'0" (3.05m)

Kitchen

12'1" (3.68m) Max x 8'2" (2.49m)

Utility Room & WC

11'5" (3.48m) x 10'0" (3.05m) Max

Bedroom One

13'8" (4.17m) x 10'9" (3.28m)

Bedroom Two

11'5" (3.48m) x 11'3" (3.43m)

Bedroom Three

8'5" (2.57m) x 8'5" (2.57m)

Bathroom

6'5" (1.96m) x 6'0" (1.83m)



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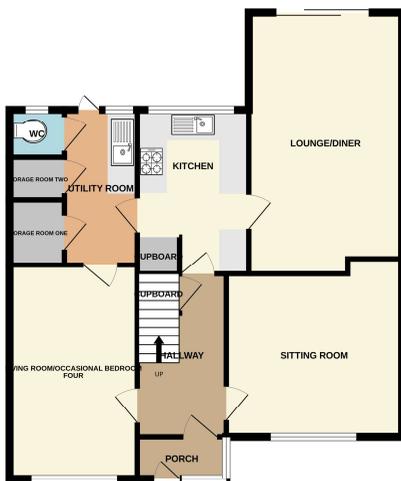
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
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