



Kingsville Road, Bebington

£280,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully presented semi-detached home, nestled in a highly sought-after neighbourhood. Perfectly situated within walking distance of local shops, schools, and transport links, this charming property offers both convenience and comfort. As you step inside, you'll be greeted by a welcoming hallway leading to a cosy lounge, complete with a log burner, ideal for relaxing evenings. The heart of the home is the open plan kitchen dining room, providing a perfect space for family gatherings and entertaining friends. Upstairs, you'll find three generously sized bedrooms, offering plenty of space for a growing family or guests, and a modern three-piece bathroom with a shower and shower screen over the bath. Outside, the newly installed driveway offers convenient off-street parking for two cars side by side. The delightful rear garden features a lovely patio area, perfect for outdoor dining and summer barbecues, along with a brick-built outhouse providing additional storage or potential for a workshop. With uPVC double glazing and combi fired gas central heating, this home ensures year-round comfort and energy efficiency. Don't miss the opportunity to make this wonderful property your own! Council tax band C. Freehold. Ultrafast broadband.



Hallway

14'3" (4.34m) x 6'4" (1.93m)

Lounge

12'6" (3.81m) Into Bay x 11'10" (3.61m)

Open Plan Kitchen Dining Room

18'11" (5.77m) Max x 12'11" (3.94m) Max



Bedroom One

13'11" (4.24m) Into Bay x 11'5" (3.48m)

Bedroom Two

11'7" (3.53m) x 12'1" (3.68m)

Bedroom Three

8'11" (2.72m) x 7'0" (2.13m)

Bathroom

6'4" (1.93m) x 6'2" (1.88m)





GROUND FLOOR
540 sq. ft. (51.0 sq.m.) approx.

1ST FLOOR
465 sq. ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq. ft. (94.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative 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 operation or efficiency can be given.
Made with floorplan 12/2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		86
(81-91) B		
(69-80) C		63
(55-68) D		
(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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