



Langdale Road, Bebington

£1,300 PCM



LESLEY HOOKS
ESTATE AGENTS





This beautifully presented semi-detached home is bursting with style, character, and space — and it's ready for you to move straight in. With uPVC double glazing and combi-fired gas central heating, comfort is assured all year round. Step into a welcoming hallway with a handy cloaks cupboard and elegant wood block flooring that flows through much of the ground floor. The bright and airy lounge features a charming bay window and a cosy display fireplace, while the separate dining room boasts its own display fireplace and double doors opening onto the garden. The smart fitted kitchen-breakfast room is ideal for modern living, complete with double doors to the rear — perfect for indoor-outdoor entertaining. Upstairs, there are three generous bedrooms and a stylish bathroom with a contemporary four-piece white suite. A spiral staircase from the second bedroom leads to a spacious loft room, offering a versatile extra space for work, hobbies, or relaxation. Outside, the front provides a driveway with off-road parking leading to the garage. At the rear, you'll find a truly delightful garden with a patio area — a lovely spot to unwind after a busy day. Perfectly located, this home is within walking distance of local primary, secondary, and grammar schools, and close to the shops and amenities on Cross Lane. Council tax band C. EPC rating D.



Hallway

14'1" (4.29m) x 6'5" (1.96m)

Lounge

14'9" (4.5m) Into Bay x 11'4" (3.45m)

Dining Room

13'4" (4.06m) x 11'4" (3.45m)

Kitchen Breakfast Room

19'5" (5.92m) x 7'10" (2.39m) Max

Bedroom One

15'5" (4.7m) Into Bay x 11'2" (3.4m)

Bedroom Two

12'11" (3.94m) x 11'2" (3.4m) Into Wardrobe Recess

Bedroom Three

8'10" (2.69m) x 6'7" (2.01m)

Bathroom

8'6" (2.59m) x 6'4" (1.93m)

Loft Room

18'0" (5.49m) x 7'0" (2.13m)







TOTAL FLOOR AREA: 1288 sq ft (119.7 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items 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 only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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