

# 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)









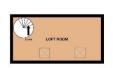












2ND FLOCIR 152 sq.f. (15.1 sq.m.) appri

TOTAL FLOOR AREA: 1288 sq.ft. (119.7 sq.m.) approx.
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### **Contact Us:**

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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.