



# Thornton Grove, Higher Bebington

£240,000



**LESLEY HOOKS**  
ESTATE AGENTS







This stunning three bedroom detached house is nestled in a highly desirable location. Despite its unassuming exterior, the interior boasts a surprising amount of space. Immaculately kept and decorated, this home is a perfect blend of sophistication and comfort. The open plan living space boasts a lounge and dining room with Bi-fold doors to the garden and open access into the contemporary fitted kitchen with a fantastic island unit, perfect for entertaining friends and family. Upstairs there are three good size bedrooms, the master bedroom having an en-suite shower room and a stylish family bathroom. Externally, there is a driveway with off road parking to the front. The rear garden is deceptively large with a decked patio, an artificial lawn and plenty of space to relax. All in all, this beautiful home needs to be viewed in order to appreciate just how much is on offer. Tucked away at the end of the cul-de-sac, the property is within easy reach of local shops, schools and amenities. Motorway networks with links to Liverpool and Chester are a five minute drive away. Council tax band A. Freehold.



#### **Hall**

4'6" (1.37m) x 3'2" (0.97m)

Luxury vinyl flooring, door into the lounge.

#### **Lounge Dining Room**

21'5" (6.53m) x 10'11" (3.33m)

Luxury vinyl flooring, window to the front, Bi-fold doors out to the garden, open access into the kitchen.

#### **Kitchen**

17'9" (5.41m) x 11'1" (3.38m) Max

Smart fitted kitchen with excellent range of units, two ovens, integrated fridge freezer, integrated dishwasher, island unit with four ring electric hob, luxury vinyl flooring, window to the front, door into storage cupboard.

#### **Bedroom One**

14'11" (4.55m) Max x 12'11" (3.94m) Max

Window to the front, door into the en-suite.

#### **En-Suite**

7'9" (2.36m) x 2'5" (0.74m)

Three piece suite in white comprising shower cubicle, wash hand basin and wc, fully tiled walls and floor.

#### **Bedroom Two**

10'11" (3.33m) x 8'8" (2.64m)

Laminate flooring, window to the front.

#### **Bedroom Three**

9'9" (2.97m) x 6'1" (1.85m)

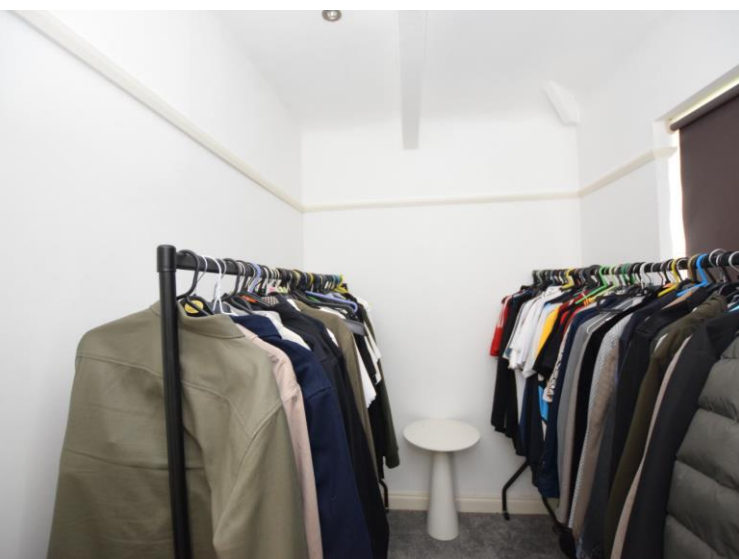
Window to the rear.

#### **Bathroom**

6'3" (1.91m) x 5'11" (1.8m)

Three piece suite in white comprising bath with mixer shower and shower screen over, wash hand basin and wc, fully tiled walls and floor, window to the side.



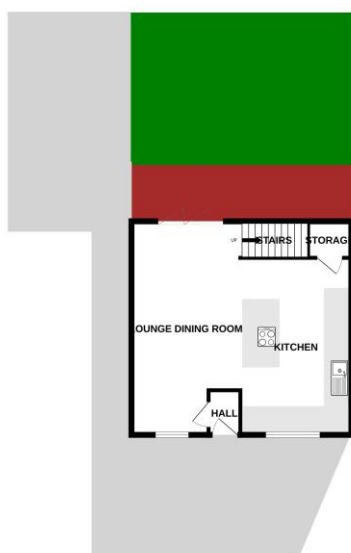






GROUND FLOOR  
470 sq ft (43.7 sq.m.) approx.

1ST FLOOR  
470 sq ft (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq ft (87.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, 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 a guide for prospective purchasers. 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 creator

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