



St Andrews Road, Bebington

£400,000



LESLEY HOOKS
ESTATE AGENTS





Nestled on one of the most sought-after roads in Lower Bebington, this spacious semi-detached home sits proudly on a generous plot, offering the perfect blend of charm, comfort, and convenience. Boasting uPVC double glazing and a combi-fired gas central heating system, the property is ready to welcome its next family. Step inside through the porch into a welcoming hallway with a beautiful wood block floor, which continues into the downstairs WC and cosy sitting room. The light-filled lounge, complete with a bay window, offers a relaxing space to unwind, while the superb open-plan kitchen and family room steals the show. With its stylish island unit and double doors leading out to the garden, it's a true heart-of-the-home space. A handy utility room adds practicality to the layout. Upstairs, you'll find four generously sized double bedrooms, all with fitted wardrobes. The master bedroom enjoys its own en-suite shower room, while the second and third bedrooms share a convenient Jack and Jill shower room. A contemporary three-piece bathroom with shower and screen over the bath completes the first floor. Outside, the front of the property offers a driveway with ample off-road parking for several vehicles. To the rear, a truly beautiful and expansive garden enjoys a sunny south-westerly aspect – perfect for relaxing or entertaining. Ideally located, the home is within walking distance of excellent primary, secondary, and grammar schools, as well as Port Sunlight train station and a variety of local shops. This is a rare opportunity to secure a forever home in a prime location. Council tax band D. Freehold.



Porch

4'10" (1.47m) x 3'3" (0.99m)

Hallway

19'5" (5.92m) x 5'6" (1.68m)

Downstairs WC

4'6" (1.37m) x 2'10" (0.86m)

Lounge

12'3" (3.73m) Into Bay x 9'11" (3.02m)

Sitting Room

16'1" (4.9m) x 10'4" (3.15m)

Open Plan Kitchen Family Room

29'3" (8.92m) x 12'2" (3.71m) Max

Utility Room

8'7" (2.62m) x 6'8" (2.03m)



Bedroom One

12'11" (3.94m) To Wardrobe x 9'6" (2.9m)

En-Suite

8'1" (2.46m) Max x 5'5" (1.65m)

Bedroom Two

13'4" (4.06m) x 10'5" (3.18m) Max

Jack & Jill Shower Room

10'0" (3.05m) x 3'3" (0.99m)

Bedroom Three

13'6" (4.11m) x 8'2" (2.49m)

Bedroom Four

11'2" (3.4m) x 9'11" (3.02m)

Bathroom

10'0" (3.05m) Max x 5'6" (1.68m)





GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 1523 sq.ft. (141.5 sq.m.) approx.
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 misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their condition or efficiency can be given.
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Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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