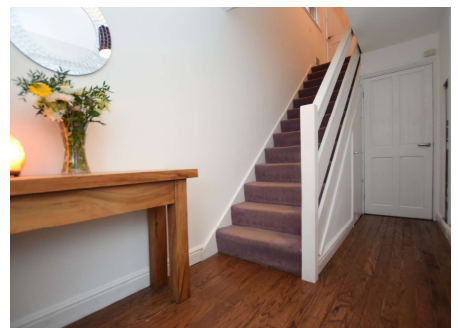




Buckingham Avenue, Bebington

£235,000



LESLEY HOOKS
ESTATE AGENTS





Occupying a corner plot in a highly coveted area just off Kings Lane, this charming detached house presents an idyllic residence offering both comfort and convenience. Upon entering the porch, a spacious hallway welcomes you, creating a warm and inviting atmosphere. To the right of the hallway, you'll discover a generously sized lounge dining room, ideal for entertaining guests or relaxing with family. This versatile space can accommodate a large dining table, allowing for memorable dinner parties and celebrations. The lounge area provides a cozy setting, perfect for unwinding after a long day, with ample natural light pouring in through the windows. Continuing through the property, you'll find a well-appointed kitchen, thoughtfully designed to maximize functionality and style. Equipped with plenty of storage, this culinary haven caters to the needs of aspiring chefs and culinary enthusiasts. Its layout provides easy access to the dining area, making meal preparation and serving a breeze. Ascending the staircase, you'll arrive at the first floor, where three good-sized bedrooms await. Each bedroom is carefully proportioned, offering comfort and tranquility. Whether it's a master bedroom, a guest room, or a home office, these versatile spaces can adapt to your lifestyle needs, ensuring everyone has their own personal retreat. Completing the first floor is a clean and tidy bathroom and a separate wc. Outside, the property boasts a driveway and a garage, providing ample parking space for residents and visitors alike. The southerly rear garden is a true oasis, basking in sunlight throughout the day and offers a peaceful haven for outdoor relaxation, gardening, and al fresco dining during the warmer months. Living in this sought-after area just off Kings Lane, you'll enjoy the benefits of a prime location. The surrounding neighborhood exudes a desirable ambiance, with tree-lined streets, nearby parks, and excellent local amenities. Access to reputable schools, shopping centres, and recreational facilities further enhance the appeal of this location. No onward chain. Council tax band D. Freehold. Please note that the owner of this property is a 'Connected Person' to Lesley Hooks Estate Agents, as defined by the Estate Agents Act 1979.

Porch

5'3" (1.6m) x 3'2" (0.97m)

Hallway

13'5" (4.09m) x 5'8" (1.73m)

Lounge Dining Room

23'1" (7.04m) x 11'11" (3.63m) Max

Kitchen

15'3" (4.65m) x 10'0" (3.05m)

Bedroom One

13'6" (4.11m) x 9'11" (3.02m)

Bedroom Two

10'2" (3.1m) x 10'0" (3.05m)

Bedroom Three

8'9" (2.67m) x 7'9" (2.36m)

Bathroom

5'6" (1.68m) x 4'8" (1.42m)

Separate WC

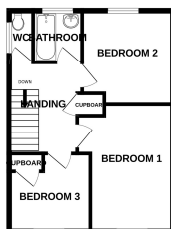
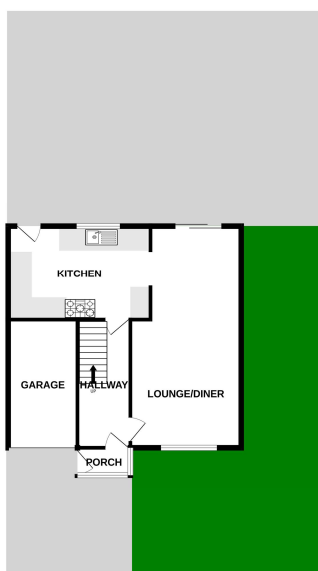
5'6" (1.68m) x 2'6" (0.76m)





GROUND FLOOR
609 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, windows, doors and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation is given.

Issue 001 Rev 001 12/2022

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 56 | |
| (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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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.