



Kingswood Boulevard, Bebington

£250,000



LESLEY HOOKS
ESTATE AGENTS





360 VIRTUAL TOUR Nestled at the end of a quiet close in a highly desirable location, you will find this charming semi-detached house that perfectly captures the essence of comfortable and convenient living. This property presents an ideal opportunity for those seeking a tranquil yet accessible abode. What's more, this property is available with no onward chain, making it even more enticing for potential buyers. As you approach the house, the welcoming porch greets you, providing a sheltered entrance and adding a touch of character to the façade. Stepping through the front door, you are greeted by a hallway. To the left of the hallway, you will find a spacious lounge where natural light floods in through large windows, creating a warm and comfortable atmosphere. This room is perfect for relaxation and entertainment, offering ample space for furnishings. Adjacent to the lounge, there is a versatile sitting room that can serve multiple purposes, such as a playroom, study, or additional living area. This flexible space provides endless possibilities to suit your lifestyle and preferences. The heart of the home lies in the kitchen dining room, located towards the rear. This well-appointed space is designed to cater to culinary enthusiasts and those who enjoy hosting family and friends. The kitchen features ample storage, while the dining area offers a lovely spot to gather and enjoy meals with loved ones. Ascending the stairs, you will discover three well-proportioned bedrooms on the first floor. Each bedroom offers a comfortable haven to retreat to after a long day, with plenty of space for furnishings and personalization. Completing the accommodation is a conveniently positioned shower room, featuring contemporary fixtures and a stylish finish. Its modern design ensures a refreshing start to the day or a soothing respite before bedtime. Outside, the property boasts both a driveway and a garage, providing off-road parking for vehicles, offering both convenience and peace of mind. The stand out feature of this home has to be the large garden. A true haven, enjoying a westerly aspect and providing a private and tranquil outdoor space to relax, entertain, or indulge in gardening pursuits. Bask in the sun's warmth, enjoy alfresco dining, or simply unwind amidst the greenery and serenity. With its sought-after location, spacious interior, and inviting outdoor spaces, this semi-detached house offers a wonderful opportunity to create a home filled with cherished memories. The absence of an onward chain further adds to the appeal, making this property a rare find in today's competitive market. Don't miss the chance to make this tucked-away gem your own and embrace the lifestyle it promises. Council tax band C. Freehold.

Porch

6'1" (1.85m) x 2'1" (0.64m)

Hallway

14'0" (4.27m) x 6'1" (1.85m)

Lounge

14'1" (4.29m) Into Bay x 11'6" (3.51m)

Sitting Room

12'4" (3.76m) x 10'9" (3.28m)

Kitchen Dining Room

20'2" (6.15m) x 6'9" (2.06m)

Bedroom One

14'8" (4.47m) Into Bay x 10'10" (3.3m) Into Wardrobe Recess

Bedroom Two

12'0" (3.66m) x 10'5" (3.18m)

Bedroom Three

8'7" (2.62m) x 6'11" (2.11m)

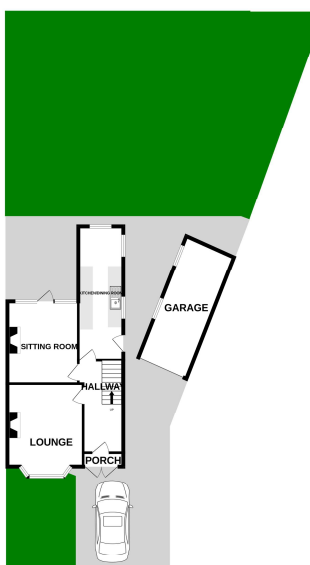
Shower Room

7'10" (2.39m) x 7'2" (2.18m)





GROUND FLOOR
668 sq.ft. (61.8 sq.m.) approx.



FIRST FLOOR
480 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures contained here, discrepancies of above, below or even just a few feet are not uncommon and no responsibility is taken for any error, omission or misstatement. The data for this document is based on information provided by the seller and is not intended to be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made regarding their condition or performance.

Made with RoomSketcher 12/2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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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