



# Borrowdale Road, Bebington

Offers Over £255,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this charming three bedroom semi-detached home, featuring an additional annex, this property offers a unique opportunity for flexible living arrangements. Upon entering, you are greeted by a warm and inviting ambiance that flows seamlessly throughout the home. To the front you'll find a lounge, bathed in natural light and with parquet flooring, a stunning exposed brick fireplace and log burning stove adding a touch of character and creating a cozy focal point during colder months. The country cottage kitchen dining room is a true highlight of this property, exuding rustic charm with its farmhouse-style cabinets, cottage flooring, log burner and a range cooker. The first floor houses three, well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation and a most attractive bathroom with three piece suite comprising wc, wash hand basin and contemporary free standing roll top bath. One of the standout features of this property is the annex, which provides an additional living space and a shower room. This versatile annex can serve a multitude of purposes, such as a guest suite, a private home office or summer house. With its own storage and shower room, occupants of the annex enjoy additional privacy and convenience. Outside, the property offers a good size garden offering the perfect spot to relax on the patio or tend to your flower beds. Located in a sought-after area, this home benefits from its proximity to local amenities, schools, and transportation links. No onward chain. The house is council tax Band C. Freehold.



#### **Hallway**

8'11" (2.72m) x 6'3" (1.91m)

#### **Lounge**

12'5" (3.78m) x 11'1" (3.38m)

#### **Kitchen Diner**

19'2" (5.84m) x 11'2" (3.4m)

#### **Bedroom One**

11'7" (3.53m) x 11'3" (3.43m)

#### **Bedroom Two**

11'7" (3.53m) x 11'0" (3.35m)

#### **Bedroom Three**

7'7" (2.31m) x 7'6" (2.29m)

#### **Bathroom**

7'2" (2.18m) x 6'0" (1.83m)

#### **Annex**

15'8" (4.78m) Max x 16'11" (5.16m)

#### **Annex Shower Room**

8'2" (2.49m) x 4'11" (1.5m)

**Annex Storage** 7'1" (2.16m) x 4'11" (1.5m)



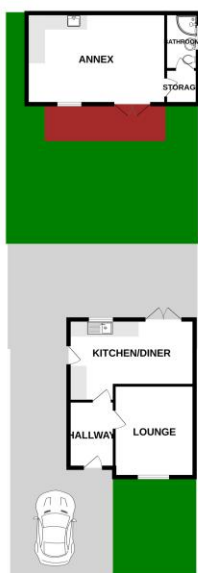






GROUND FLOOR

1ST FLOOR



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.