

Wellington Road, Bebington

£1,600PCM



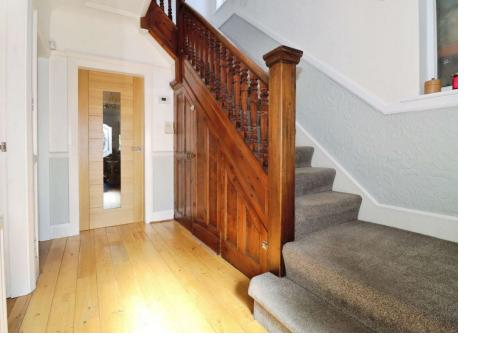






LESLEY HOOKS
ESTATE AGENTS









This charming semi-detached home offers plenty of space, comfort, and character. Step inside to a bright hallway leading to a handy downstairs WC. The property boasts two comfortable reception rooms, a spacious lounge and a separate sitting room, giving you flexibility whether you're entertaining guests or enjoying a quiet night in. A stylish bar/breakfast room flows into a modern kitchen dining area, creating the perfect spot for both everyday family meals and entertaining. A separate utility room adds extra convenience. To the first floor you will find three well-proportioned bedrooms and a stylish four-piece bathroom suite. Outside, there's a driveway for off-road parking and a lovely rear garden, perfect for enjoying the outdoors. Ideally situated in the heart of Bebington, the property is a couple of minutes walk away from rail and bus routes. Local primary, secondary and grammar schools are all within walking distance. There are numerous shops nearby and motorway networks with links to Liverpool and Chester are a five minute drive away. Council Tax Band C.

Hallway

13'2" (4.01m) x 7'0" (2.13m)

Downstairs WC

3'4" (1.02m) x 3'4" (1.02m)

Lounge

13'9" (4.19m) Into Bay x 12'0" (3.66m)

Sitting Room

14'7" (4.45m) x 12'0" (3.66m)

Bar/Breakfast Room

10'8" (3.25m) x 7'4" (2.24m)

Kitchen/Dining area

17'7" (5.36m) x 12'10" (3.91m)

Utility Area

20'1" (6.12m) x 4'7" (1.4m)

Landing

8'3" (2.51m) x 7'4" (2.24m)

Bedroom One

13'8" (4.17m) Into Bay x 9'9" (2.97m) To Wardrobe

Bedroom Two 14'1" (4.29m) x 10'4" (3.15m) To Wardrobe

Bedroom Three

8'10" (2.69m) x 7'5" (2.26m)

Bathroom

8'11" (2.72m) x 7'4" (2.24m)















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The following are permitted payments which we may request from you:

- a) The rent
- b) A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above
- c) A refundable holding deposit (to reserve a property) capped at no more than one week's rent
- d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher
- e) Payments associated with early termination of the tenancy, when requested by the tenant
- f) Payments in respect of utilities, communication services, TV licence and council tax; and
- g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

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.