



# Acres Road, Bebington

£375,000



**LESLEY HOOKS**  
ESTATE AGENTS







This charming detached bungalow is situated in a highly desirable location, making it a sought-after property. The bungalow boasts spacious and stylish rooms throughout, providing both comfort and elegance. As you enter, you're greeted by a welcoming hallway featuring a beautiful wood block floor. The lounge is a cosy yet impressive space, accentuated by a feature fireplace that adds character to the room. Moving through the house, you'll find a superb open-plan kitchen and family room. This area is not only functional but also a perfect space for entertaining, as it seamlessly connects to the rear garden through patio doors. The under floor heating adds a touch of luxury for those cold winter days. For added convenience, there's a utility room that serves as a practical space for laundry and storage needs. The property offers two double bedrooms, both equipped with fitted wardrobes for ample storage. The main bedroom stands out with its stylish en-suite shower room, providing a touch of luxury. The house also features a stunning bathroom with a roll-top bath, offering a relaxing retreat for those seeking to unwind. Outside, there's a driveway for parking, ensuring convenience for residents and visitors alike. The rear garden is a delightful oasis, complete with a timber sun deck, where you can enjoy the outdoors and entertain guests. The detached log cabin, fully fitted with power and light, is the perfect retreat and ideal for use as a home office or gym. One notable advantage of this property is that it comes with no onward chain, simplifying the buying process for potential homeowners. Overall, this charming detached bungalow offers a blend of comfort, style, and convenience in a highly desirable location, making it an attractive choice for those seeking a peaceful and elegant living space. Council tax band E. Freehold.



#### **Hallway**

9'8" (2.95m) x 8'4" (2.54m)

#### **Lounge**

17'11" (5.46m) Into Bay x 13'4" (4.06m)

#### **Open Plan Kitchen Family Room**

22'9" (6.93m) x 22'2" (6.76m) Max

#### **Utility Room**

13'8" (4.17m) x 4'9" (1.45m)



#### **Bedroom One**

15'9" (4.8m) Into Wardrobe Recess x 12'6" (3.81m)

#### **En-Suite Shower Room**

12'2" (3.71m) x 4'5" (1.35m)

#### **Bedroom Two**

16'2" (4.93m) x 10'6" (3.2m)

#### **Bathroom**

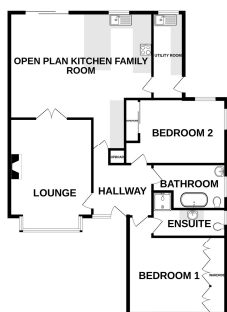
11'10" (3.61m) Max x 7'2" (2.18m)







GROUND FLOOR  
1654 sq.ft. (153.7 sq.m.) approx.



TOTAL FLOOR AREA: 1654 sq.ft. (153.7 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan, the floorplan is not a guarantee of dimensions. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made regarding their condition or performance.

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

## Contact Us:

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