



Tudorville Road, Bebington

Offers Over £300,000



LESLEY HOOKS
ESTATE AGENTS





This charming semi-detached house is nestled on a highly sought-after road in Bebington, offering an ideal family home in a desirable location. As you step inside, you'll be greeted by a welcoming hallway that sets the tone for the entire property. A convenient downstairs WC adds practicality to daily living. The lounge provides a cosy retreat for relaxation and entertainment. The heart of the house is the open plan kitchen and dining room, featuring solid wood work tops that blend functionality with aesthetics. This area is perfect for cooking, dining, and entertaining. Adjacent to the dining area is a delightful conservatory, offering a peaceful spot to enjoy the surrounding greenery.

Upstairs, this property boasts four generously sized bedrooms, providing ample space for a growing family or guests. The functional four piece bathroom is designed to cater to your daily needs. Outside, the property features a driveway, ensuring hassle free parking. The southerly facing garden is a true gem, bathed in sunlight throughout the day, making it a perfect space for outdoor activities, gardening, or simply basking in the sun. Ideally situated, the property is within walking distance of local primary, secondary and grammar schools. Bebington Village and Higher Bebington parade with their array of shops and amenities are both within five minutes walk. Motorway networks with links to Liverpool and Chester are a five minute drive away. Council tax band C. Freehold.



Hallway

14'4" (4.37m) x 6'4" (1.93m)

Downstairs WC

5'0" (1.52m) x 2'8" (0.81m)

Lounge

12'2" (3.71m) Into Bay x 11'10" (3.61m)

Open Plan Kitchen Dining Room

12'11" (3.94m) Max x 18'8" (5.69m) Max

Conservatory

16'1" (4.9m) x 10'1" (3.07m)

Bedroom One

12'3" (3.73m) Into Bay x 11'5" (3.48m)

Bedroom Two

12'10" (3.91m) x 11'5" (3.48m)

Bedroom Three

8'9" (2.67m) x 6'10" (2.08m)

Bathroom

8'2" (2.49m) x 6'9" (2.06m)

Bedroom Four 14'9" (4.5m) x 14'3" (4.34m)

Max



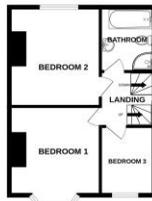




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(82 Plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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