



LESLEY HOOKS
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Beechway, Bebington

£265,000



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Welcome to your future home sweet home! Nestled in a sought-after residential area, this delightful semi-detached house is a hidden gem that promises more than meets the eye. Step through the inviting hallway, and you'll immediately sense the space and warmth that define this abode. The lounge is a cosy haven bathed in natural light, offering the perfect spot to unwind and relax after a long day. The heart of the home lies in the open-plan kitchen dining room, a bright and airy space where culinary delights are prepared and shared. This seamless blend of modern design and practicality is ideal for creating memories with family and friends. A thoughtful addition to this property is the utility room with a convenient WC, adding an extra layer of functionality to your daily routine. No more rushing upstairs when nature calls – it's all about comfort and convenience. Upstairs reveals three generously sized bedrooms, providing ample space for rest and relaxation. Each room boasts its unique charm, offering endless possibilities for personalization and creativity. The stylish four-piece bathroom is a haven of tranquility, inviting you to indulge in a luxurious soak or a refreshing shower. Beyond the interiors, this home embraces outdoor living with a south-westerly rear garden – a sun-drenched sanctuary where you can bask in the warmth of the day or entertain guests under the open sky. The driveway and garage provide ample parking and storage options, making daily life a breeze. Convenience is key, and this property is perfectly positioned near local shops, schools, and transport links, ensuring that everything you need is just a stone's throw away. What's more, the absence of an onward chain means you can seamlessly transition into your new home without any delays. Get ready to embark on a new chapter in a home that offers space, light, and comfort in abundance. Your dream home awaits – seize the opportunity and make it yours! uPVC double glazing and combi fired gas central heating add to the overall efficiency of the property. Council tax band C. Freehold.



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Hallway

15'5" (4.7m) x 6'6" (1.98m)

Lounge

13'6" (4.11m) Into Bay x 11'7" (3.53m)

Open Plan Kitchen Dining Room

18'8" (5.69m) x 12'10" (3.91m) Max

Utility Room

8'7" (2.62m) Max x 8'5" (2.57m)

WC

4'7" (1.4m) x 2'11" (0.89m)

Bedroom One

13'11" (4.24m) Into Bay x 11'8" (3.56m)

Bedroom Two

12'10" (3.91m) x 10'8" (3.25m)

Bedroom Three

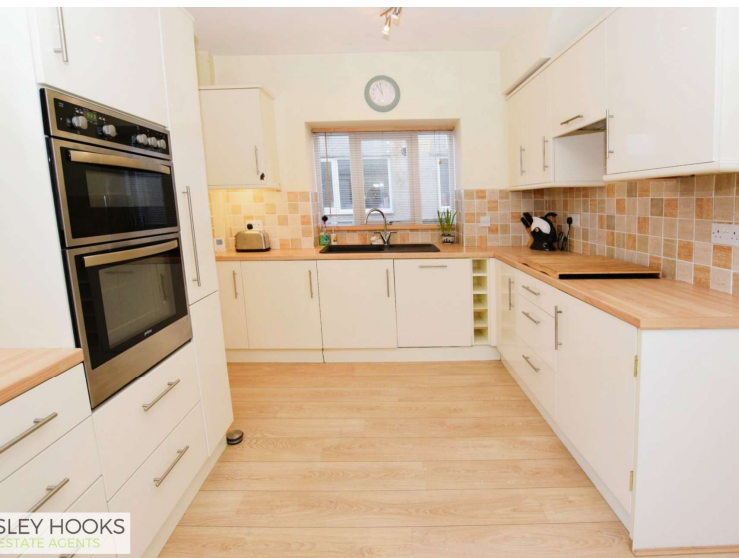
8'5" (2.57m) x 6'5" (1.96m)

Bathroom

8'0" (2.44m) x 7'3" (2.21m)



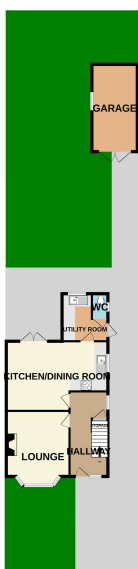
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GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.

While every effort has been made to ensure the accuracy of the foregoing information, no representation or warranty is made by the seller as to the accuracy of the foregoing information. The seller is not responsible for any errors or omissions in the foregoing information. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or condition.

Made on 10/01/2024

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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.