



Old Chester Road, Bebington Border

£250,000



LESLEY HOOKS
ESTATE AGENTS





This inviting semi-detached home simply exudes charm and character, while offering modern comfort and convenience. As you step into the hallway, you'll be greeted by a beautiful stained glass window, setting the tone for the delightful features awaiting you inside. The ground floor offers a seamless flow, starting with a convenient downstairs WC, perfect for guests. The lounge is a cosy retreat, complete with a striking feature fireplace, ideal for relaxing evenings with loved ones. Adjacent is the sitting room, boasting another fireplace and providing additional space for entertaining or unwinding. The heart of the home lies in the open-plan kitchen dining room, where meals are prepared amidst a backdrop of integrated appliances, including a dishwasher, washing machine, and microwave. This space effortlessly combines functionality with style, making it perfect for both everyday living and hosting gatherings. Ascending the stairs, you'll be captivated by the landing's glorious stained glass window, which floods the upper floor with natural light. Three spacious double bedrooms await, each offering its own unique features. Two bedrooms are equipped with fitted wardrobes, providing ample storage solutions, while the third bedroom surprises with generous eaves storage space, adding a touch of practicality and flair. Completing the upper level is a stylish three-piece bathroom, offering a serene sanctuary for relaxation and rejuvenation. Outside, the property continues to impress with a delightful garden wrapping around the rear and side, offering a tranquil escape for outdoor enjoyment and al fresco dining. A driveway with off-road parking leads to the garage, providing both convenience and security for your vehicles. In summary, this charming semi-detached house seamlessly blends period features with modern amenities, creating a warm and inviting atmosphere that you'll be proud to call home. Ideally located on the Bebington border, this property is within walking distance of local shops, schools and transport links. Council tax band C. Freehold.



Hallway

8'11" (2.72m) x 8'1" (2.46m)

Downstairs WC

5'11" (1.8m) x 3'2" (0.97m)

Lounge

12'8" (3.86m) Into Bay x 11'6" (3.51m)

Sitting Room

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

Kitchen Dining Room

16'10" (5.13m) Max x 11'10" (3.61m) Max



Bedroom One

13'1" (3.99m) Into Bay x 11'6" (3.51m)

Bedroom Two

12'1" (3.68m) x 11'8" (3.56m) Into Wardrobe Recess

Bedroom Three

11'7" (3.53m) x 8'4" (2.54m)

Bathroom

8'0" (2.44m) x 6'10" (2.08m)





GROUND FLOOR
751 sq. ft. (69.8 sq.m.) approx.

1ST FLOOR
598 sq. ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1347 sq. ft. (125.1 sq.m.) approx.

Values shown represent the best estimate to represent the accuracy of the information provided. Measurements of areas, volumes, floors and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used as a guide to the approximate position. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. See the plan.

Issue 001/10/2024

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.