



Bracken Lane, Higher Bebington

£200,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





This deceptively spacious semi-detached home enjoys an elevated position with beautiful views across Brackenwood Golf Course. Perfectly liveable as it stands, the property offers plenty of potential and would benefit from some simple cosmetic updates to really make it shine. Inside, the welcoming layout features a hallway, a bright lounge with a bay window, a cosy sitting room, a breakfast room, and a fitted kitchen. Upstairs, you'll find three generously sized bedrooms along with a modern three-piece shower room. The property also boasts combi-fired gas central heating and partial uPVC double glazing. Outside, the rear garden provides a lovely mix of lawn and patio space—ideal for relaxing or entertaining. Situated in the sought-after area of Higher Bebington, this home is within easy walking distance of excellent local primary, secondary, and grammar schools, as well as a handy selection of shops on Teehey Lane. With no onward chain, this property is a fantastic opportunity for buyers looking to put their own stamp on a home in a highly desirable location. Council tax band C. Freehold.



Hallway

12'7" (3.84m) x 6'0" (1.83m)

Lounge

13'9" (4.19m) Into Bay x 10'11" (3.33m)

Sitting Room

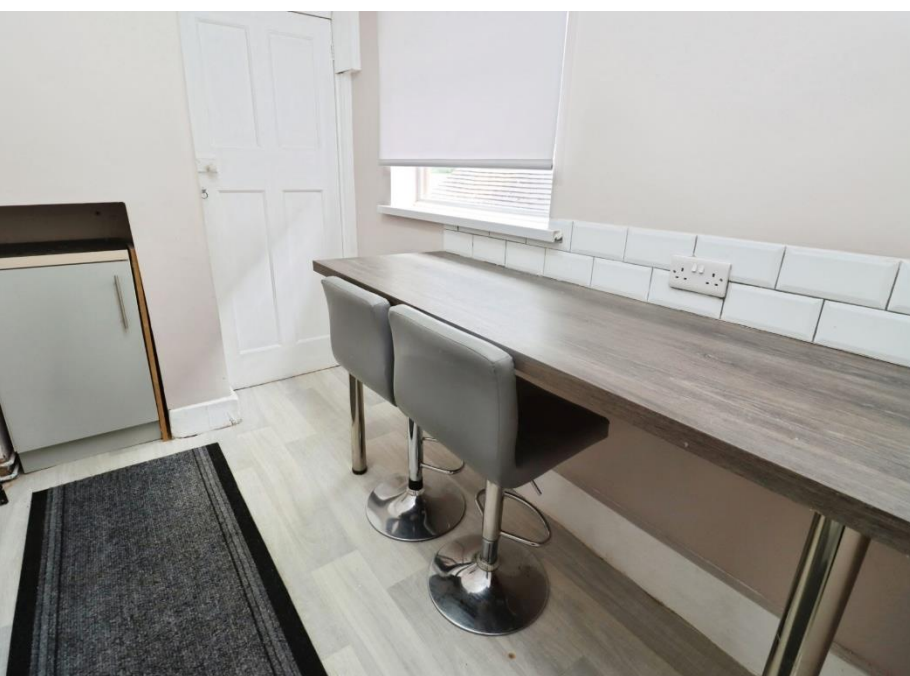
11'10" (3.61m) x 10'11" (3.33m)

Breakfast Room

9'3" (2.82m) x 6'0" (1.83m)

Kitchen

10'11" (3.33m) x 7'0" (2.13m)



Bedroom One

13'9" (4.19m) Into Bay x 10'11" (3.33m)

Bedroom Two

12'0" (3.66m) x 10'11" (3.33m)

Bedroom Three

8'7" (2.62m) x 6'0" (1.83m)

Bathroom

6'10" (2.08m) x 5'11" (1.8m)





GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.3 sq.m.) approx.
Measurements are given to the best of our knowledge and belief. They are not intended to be a guarantee of accuracy. We do not accept any liability for any errors or omissions. The purchaser is advised to verify the measurements and 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.

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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.