



Willowbank Road, Devonshire Park

£275,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this delightful period property, where charm meets modern comfort in every corner. Nestled in a residential neighbourhood, this spacious abode beckons with its stylish and generous accommodations, inviting you to make it your own. As you step through the porch and into the hallway, you're greeted by a sense of warmth and elegance. The ground floor boasts convenience with a downstairs WC, perfect for guests. The lounge exudes cosiness, featuring a bay window that bathes the room in natural light, complemented by a fireplace. Prepare to be captivated by the heart of the home – the open plan kitchen family room. Offering ample space for both cooking and relaxation, this area is the epitome of modern living. Access to the cellars adds a touch of versatility, providing extra storage or potential for further customisation. Ascending the stairs, you'll discover four generously sized bedrooms, each promising comfort and tranquility. A well-appointed bathroom with a three-piece suite ensures convenience for busy mornings or a moment of indulgence. Outside, the property continues to impress. A driveway at the front provides convenient off-road parking, while the rear garden awaits with its enchanting ambiance. A delightful patio area beckons for al fresco dining or simply basking in the sun, all while enjoying the south westerly aspect. With the added benefits of combi-fired gas central heating and majority uPVC double glazed sash windows, this home effortlessly combines period charm with contemporary convenience. Whether you're seeking space, style, or serenity, this property is ready to welcome you home. Council tax band C. Freehold.



Hallway
17'10" (5.44m) x 7'2" (2.18m)
Downstairs WC
6'6" (1.98m) x 4'4" (1.32m)
Lounge
16'1" (4.9m) Into Bay x 13'5" (4.09m)
Open Plan Kitchen Family Room
21'1" (6.43m) x 20'3" (6.17m) Max



Bedroom One
15'8" (4.78m) Into Bay x 13'5" (4.09m)
Bedroom Two
12'7" (3.84m) x 10'7" (3.23m)
Bedroom Three
11'10" (3.61m) x 10'7" (3.23m)
Bedroom Four
9'7" (2.92m) x 7'7" (2.31m)
Bathroom
7'4" (2.24m) x 5'0" (1.52m)





GROUND FLOOR
715 sq. ft. (66.4 sq.m.) approx.

1ST FLOOR
654 sq. ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq. ft. (127.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. See also the EPC.

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,
Wirral, Merseyside, CH63 7PH

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