



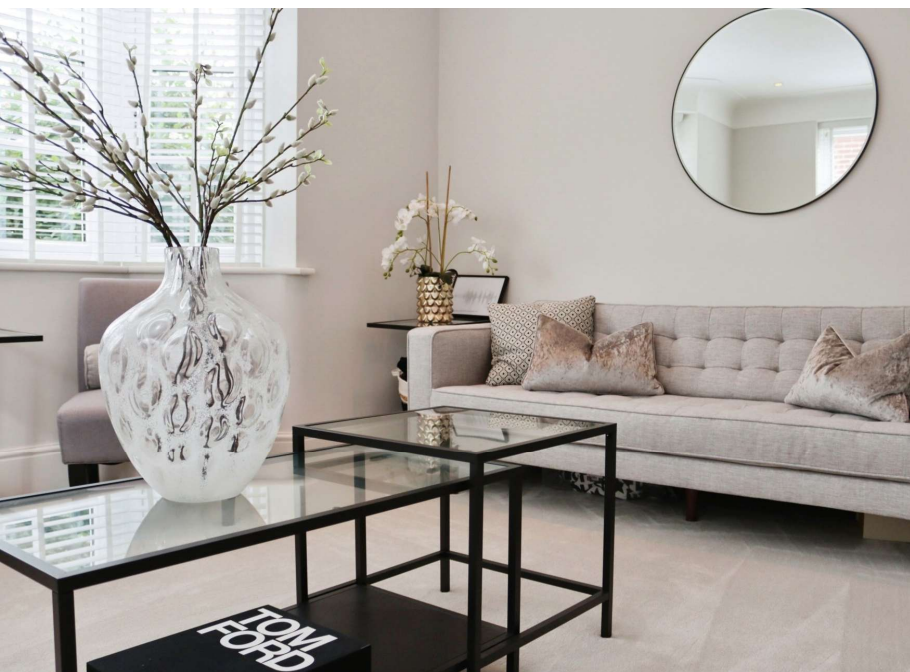
The Wiend, Bebington

£550,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this exquisite contemporary detached home nestled in the heart of Bebington, offering a perfect blend of style, comfort, and convenience. Situated within easy reach of local shops, schools, and transport links, this stunning residence promises a modern lifestyle with all amenities at your fingertips. Step inside and be greeted by a bright and inviting hallway, setting the tone for the rest of the home. The ground floor boasts a convenient downstairs shower room, perfect for busy mornings, a cosy lounge area, and a truly spectacular kitchen family room. The kitchen features an impressive island unit, a sleek Quooker tap, and a range of integrated appliances, making it a chef's dream. The seamless flow into the dining room, with its sky lights and Bi-fold doors leading out to the garden, creates an expansive and airy space perfect for entertaining guests or enjoying family meals in style. The utility room completes the ground floor offering space for all your laundry needs. Venture upstairs to discover four well-appointed bedrooms, each offering comfort and tranquility, and a stylish bathroom adorned with a chic three-piece suite in white, providing a serene retreat for relaxation. Outside, the property offers a generous driveway with an EV charging point and ample parking space, enough for several cars, leading to the garage, ensuring convenience for residents and visitors alike. The delightful rear garden, bathed in sunlight and boasting a southerly aspect, is the ideal spot for outdoor gatherings, al fresco dining, or simply unwinding amidst nature's beauty. With uPVC double glazing and combi fired gas central heating, this home not only exudes contemporary elegance but also offers practicality and efficiency for modern living. Don't miss the opportunity to make this stunning residence your own and experience the epitome of suburban luxury in Bebington. Don't miss the opportunity to make this attractive and spacious detached house your new home sweet home in Bebington! Council tax band F. Freehold.

Hallway

18'0" (5.49m) x 5'11" (1.8m)

Downstairs Shower Room

5'2" (1.57m) x 4'0" (1.22m)

Lounge

14'11" (4.55m) x 12'5" (3.78m)

Dining Room

17'1" (5.21m) x 8'7" (2.62m)

Kitchen Family Room

27'4" (8.33m) x 10'4" (3.15m)

Utility Room

6'1" (1.85m) x 5'6" (1.68m)

Bedroom One

14'11" (4.55m) x 12'5" (3.78m) Into Bay

Bedroom Two

11'2" (3.4m) x 11'0" (3.35m)

Bedroom Three

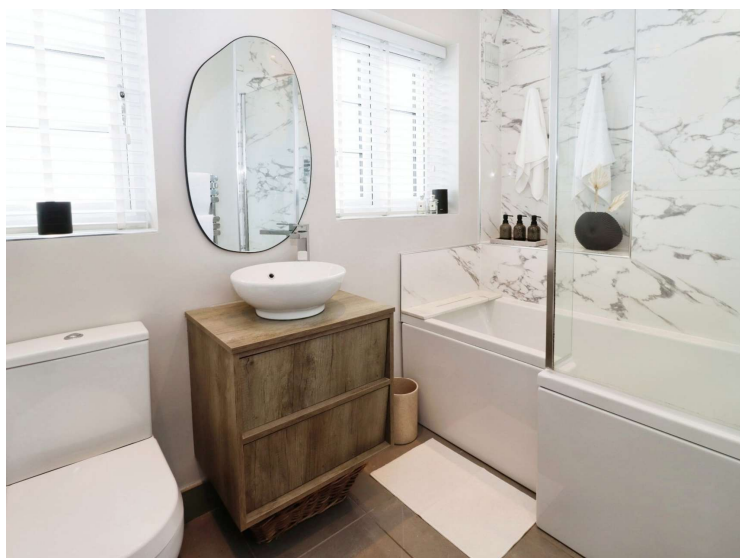
9'5" (2.87m) x 8'10" (2.69m)

Bedroom Four

8'5" (2.57m) x 7'1" (2.16m)

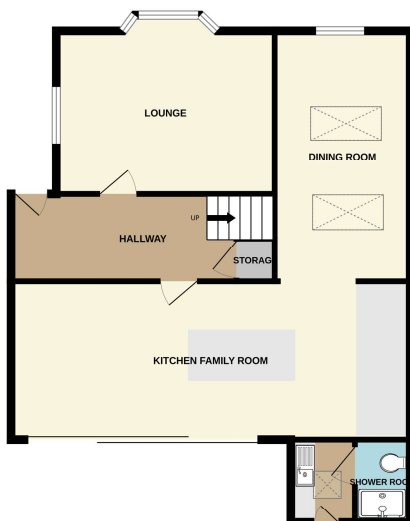
Bathroom

8'1" (2.46m) x 5'7" (1.7m)





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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seyside, CH63 7PH

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 have not been tested and no guarantee as to their operability or efficiency can be given.
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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.