



Harding Avenue, Bebington

£185,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming and inviting home nestled in a sought-after residential area, where convenience meets comfort. This light and airy house offers a warm and welcoming ambiance, perfect for creating lasting memories with loved ones. Situated within walking distance of local shops, schools, and transport links, this location offers the ideal blend of accessibility and community living. Whether it's a quick stroll to grab groceries or an easy commute to work or school, everything you need is conveniently close by. As you step inside, you'll be greeted by a spacious hallway that sets the tone for the rest of the home. The lounge provides a cosy retreat, perfect for relaxing or entertaining guests. The adjacent kitchen dining room is both functional and inviting, offering ample space for culinary endeavours and family gatherings. Convenience is key with a handy downstairs loo, ensuring practicality for everyday living. Upstairs, you'll find three generously sized bedrooms, providing comfortable accommodation for the whole family. The three-piece bathroom, complete with a shower over the bath, offers a refreshing oasis to unwind after a busy day. Practical features such as uPVC double glazing and combi fired gas central heating enhance comfort and efficiency throughout the home. Outside, the property boasts a gated driveway with off-road parking, providing peace of mind and convenience for homeowners and guests alike. The rear garden is a delightful retreat, featuring a patio area with an awning, perfect for al fresco dining or simply enjoying the fresh air. Whether you're relaxing with a book or hosting a barbecue with friends, this outdoor space offers endless possibilities for enjoyment and relaxation. In summary, this light and airy house offer the perfect blend of comfort, convenience, and charm. With its desirable location and practical features, it's not just a house, but a place to call home. Come and experience the warmth and tranquility this property has to offer. Council tax band B. Freehold.



Hallway

15'7" (4.75m) x 5'10" (1.78m)

Lounge

12'8" (3.86m) x 11'11" (3.63m)

Kitchen Dining Room

11'11" (3.63m) x 8'4" (2.54m)

Downstairs WC

5'2" (1.57m) x 2'5" (0.74m)

Bedroom One

11'9" (3.58m) x 10'9" (3.28m) Into Wardrobe Recess

Bedroom Two

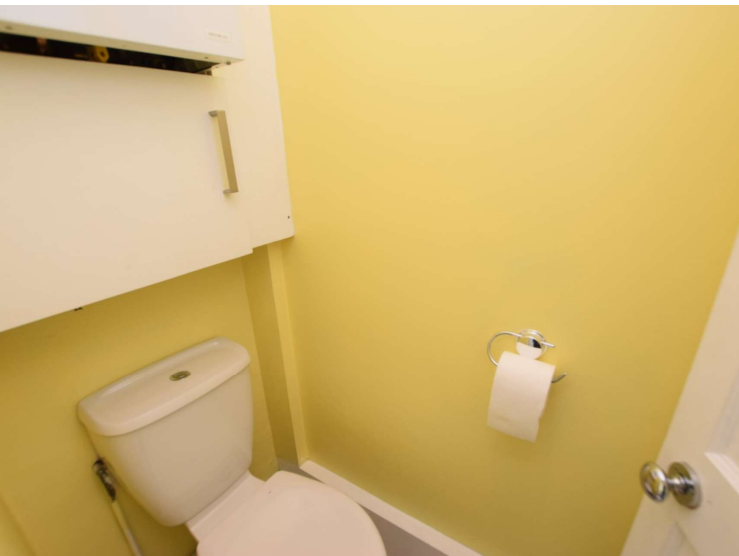
14'9" (4.5m) x 8'5" (2.57m)

Bedroom Three

8'5" (2.57m) x 7'5" (2.26m)

Bathroom

5'11" (1.8m) x 7'6" (2.29m)

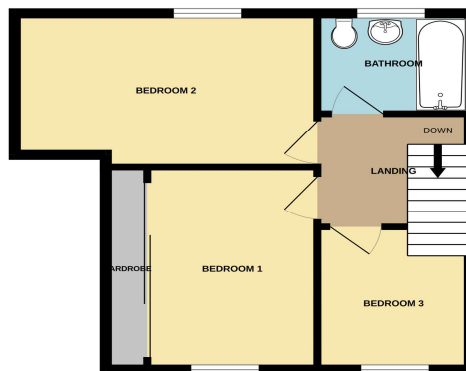




GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

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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