



Town Lane, Bebington

£185,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to your potential new home! Nestled in a popular residential area, this charming semi-detached house offers the perfect blend of comfort and convenience. Just a leisurely stroll away, you'll find everything you need within reach from local shops to schools and convenient transport links. Step inside to discover a warm and inviting space, where uPVC double glazing and combi fired gas central heating, the boiler being newly installed 2023, ensure year-round comfort. While the property is already perfectly liveable, there's ample opportunity to add your own personal touch with some aesthetic and decorative updates. The layout is both practical and spacious, featuring a welcoming hallway that leads you into the bright and airy lounge, complete with a bay window that floods the room with natural light. Adjacent, a cosy dining room awaits, also boasting a charming bay window that adds character to the space, with open access into the kitchen, offering functionality while allowing your culinary creativity to flourish. Upstairs, you'll find three comfortable bedrooms, providing plenty of space for rest and relaxation. And for added convenience, a bathroom awaits with a classic three-piece suite in white. Step outside to the rear of the property and discover a generous garden waiting to be transformed into your own private oasis, complete with a patio area perfect for al fresco dining or simply soaking up the sunshine. With no onward chain, the path to making this house your home is clear. So why wait? Come and explore the potential of this delightful property and start envisioning the wonderful memories you'll create here. Council tax band B. Freehold.



Hallway

13'1" (3.99m) x 5'7" (1.7m)

Lounge

11'3" (3.43m) Into Bay x 10'9" (3.28m)

Dining Room

12'7" (3.84m) Into Bay x 10'4" (3.15m)

Kitchen

8'7" (2.62m) x 6'1" (1.85m)

Bedroom One

11'10" (3.61m) Into Bay x 10'2" (3.1m)

Bedroom Two

10'7" (3.23m) x 10'6" (3.2m)

Bedroom Three

6'9" (2.06m) x 6'3" (1.91m)

Bathroom

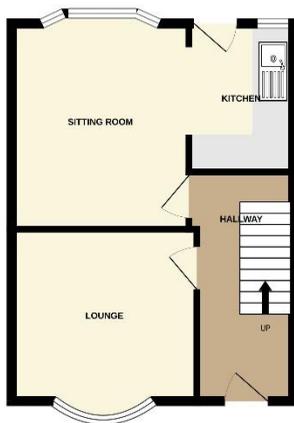
5'11" (1.8m) x 5'7" (1.7m)







GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance 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 can be given regarding their operation or efficiency can be given.
Made with iHomeplan, i20202

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	56		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.