



Derwent Road, Bebington

£250,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to this immaculately presented semi-detached house, a perfect choice for first-time buyers or families looking to settle into a ready-to-move-in home. Nestled in the popular residential area of Higher Bebington, this charming property boasts convenience and comfort, being just a short stroll away from local shops, schools, and various amenities. Featuring uPVC double glazing and combi fired gas central heating, the boiler having been newly installed, the inviting layout of this home includes a welcoming porch and hallway, leading to a spacious lounge through dining room. This area is enhanced by sliding patio doors that open out to a beautifully maintained garden, perfect for outdoor relaxation and entertaining. Additionally, there's a cosy, occasional sitting room and a well-equipped fitted kitchen, providing ample space for everyday living. Upstairs, you'll find three generously sized bedrooms, each offering comfort and versatility, along with a stylish shower room designed with modern touches. The exterior of the property is equally impressive, with a front driveway offering off-road parking for two cars side by side, leading to a convenient garage. At the rear, the delightful garden with a patio area is perfect for enjoying sunny days and al fresco dining. With no onward chain, this superb property in Higher Bebington is an exceptional opportunity for those seeking a seamless move into a welcoming community. Don't miss the chance to make this lovely house your new home. Council tax band C. Freehold. Ultrafast Broadband



#### **Porch**

7'9" (2.36m) x 2'9" (0.84m)

#### **Hallway**

15'1" (4.6m) x 6'5" (1.96m)

#### **Lounge Dining Room**

27'2" (8.28m) Into Bay x 11'4" (3.45m) Max

#### **Sitting Room**

11'11" (3.63m) x 9'6" (2.9m) Max

#### **Kitchen**

9'3" (2.82m) x 8'11" (2.72m)



#### **Bedroom One**

12'9" (3.89m) x 11'5" (3.48m) Into Wardrobe Recess

#### **Bedroom Two**

11'10" (3.61m) Max x 8'11" (2.72m)

#### **Bedroom Three**

7'9" (2.36m) x 6'5" (1.96m)

#### **Shower Room**

8'9" (2.67m) x 5'3" (1.6m)

**Garage** 16'6" (5.03m) x 9'9" (2.97m) Max









GROUND FLOOR

1ST FLOOR



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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## Contact Us:

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