



# Shallmarsh Road, Higher Bebington

## Offers Over £230,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this charming and immaculately presented semi-detached house, perfectly situated in the sought-after area of Higher Bebington. This beautifully extended home is ready for you to move in and start making memories right away! Ideally located within walking distance of local primary, secondary, and grammar schools, this property offers both convenience and comfort. It features uPVC double glazing and a modern combi gas central heating system, ensuring warmth and energy efficiency throughout the year. The welcoming layout includes a spacious hallway leading to a delightful dining room and a generously extended lounge that provides ample space for relaxation and family gatherings. The extended fitted kitchen is perfect for those who enjoy cooking and entertaining. On the first floor, you'll find two double bedrooms, both thoughtfully equipped with fitted slide robes for plenty of storage. There's also a third cot bedroom, ideal for a home office or child, with a staircase leading up to a generous loft room that can be used as a playroom, hobby space, or additional bedroom. The stylish bathroom is fitted with a modern three-piece suite, including a shower and screen over the bath for added convenience. Outside, the property boasts a front driveway with off-road parking that leads to a garage, while the rear garden is a delightful retreat with a lovely patio area, perfect for enjoying sunny days and outdoor gatherings. With no onward chain, this fantastic home is ready and waiting for you. Don't miss the chance to make it yours! Council tax band C. Freehold. Ultrafast broadband.

#### **Hallway**

10'11" (3.33m) x 5'9" (1.75m)

#### **Dining Room**

11'4" (3.45m) x 10'10" (3.3m)

#### **Lounge**

19'7" (5.97m) x 10'5" (3.18m)

#### **Kitchen**

19'2" (5.84m) x 9'10" (3m) Max



#### **Bedroom One**

11'5" (3.48m) x 10'11" (3.33m) Into Wardrobe Recess

#### **Bedroom Two**

10'9" (3.28m) x 10'3" (3.12m) Into Wardrobe Recess

#### **Bedroom Three**

8'3" (2.51m) x 5'9" (1.75m)

#### **Bathroom**

6'2" (1.88m) x 6'4" (1.93m)

#### **Loft Room**

17'0" (5.18m) x 10'1" (3.07m)











TOTAL FLOOR AREA: 1102 sq ft (102.4 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misinterpretation. 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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