



Gayton Avenue, Higher Bebington

£425,000



LESLEY HOOKS
ESTATE AGENTS





Nestled on one of the most sought-after roads in Higher Bebington, 'Woodedge' is a beautifully presented semi-detached home offering an abundance of space, character, and comfort—perfect for family living. Step inside through the welcoming porch into a spacious hallway with elegant wood block flooring. The main lounge boasts a cosy log burner, ideal for relaxing evenings, while the adjoining sitting room features a charming fireplace, adding warmth and character. The heart of the home is the bright and airy kitchen breakfast room, complete with a separate utility room and convenient downstairs WC. A versatile living room and a conservatory overlooking the garden provide additional space to unwind or entertain. Upstairs, the galleried landing leads to three generously sized double bedrooms and a stylish four-piece family bathroom with a classic roll top bath. The third bedroom leads to a staircase up to a versatile loft room, which benefits from its own en-suite WC and wash basin—ideal as a guest suite, home office, or creative space. Outside, the property boasts a lovely garden with a patio area, perfect for outdoor dining and enjoying the sunshine. A gated driveway offers off-road parking for added convenience. Ideally located, this exceptional home is just a short distance from local shops, well-regarded schools, and excellent transport links, making it the perfect blend of tranquility and accessibility. Don't miss the opportunity to make this delightful house your forever home! Council tax band E. Freehold.

Porch

11'10" (3.61m) x 4'2" (1.27m)

Hallway

12'9" (3.89m) x 9'0" (2.74m)

Lounge

12'8" (3.86m) x 12'0" (3.66m)

Sitting Room

17'10" (5.44m) Into Bay x 12'4" (3.76m)

Kitchen Breakfast Room

13'4" (4.06m) x 12'10" (3.91m)

Inner Hall

8'1" (2.46m) x 7'6" (2.29m)

Living Room

15'10" (4.83m) x 8'1" (2.46m)

Utility Room

6'10" (2.08m) x 4'6" (1.37m)

Downstairs WC

6'10" (2.08m) x 2'8" (0.81m)

Conservatory

15'5" (4.7m) x 11'8" (3.56m)

Landing

12'7" (3.84m) x 11'3" (3.43m)

Bedroom One

17'10" (5.44m) Into Bay x 12'6" (3.81m)

Bedroom Two

13'0" (3.96m) x 14'5" (4.39m) Into Wardrobe Recess

Bedroom Three

12'11" (3.94m) x 9'1" (2.77m)

Bathroom

11'7" (3.53m) x 7'4" (2.24m)

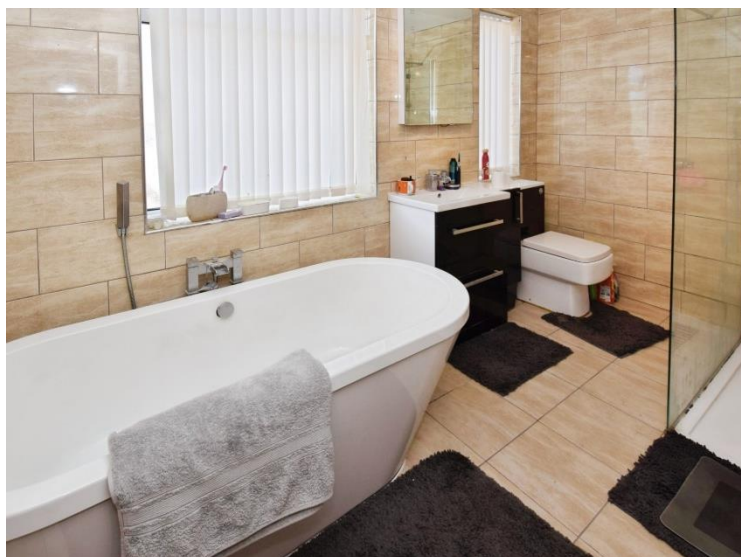
Loft Room

13'5" (4.09m) x 10'0" (3.05m) Into Eaves

En-Suite WC

4'2" (1.27m) x 2'6" (0.76m)







GROUND FLOOR
1121 sq.ft. (104.2 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



2ND FLOOR
102 sq.ft. (9.4 sq.m.) approx.



TOTAL FLOOR AREA : 2060 sq.ft. (191.4 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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Discl:

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.

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