



Langdale Road, Bebington

£270,000

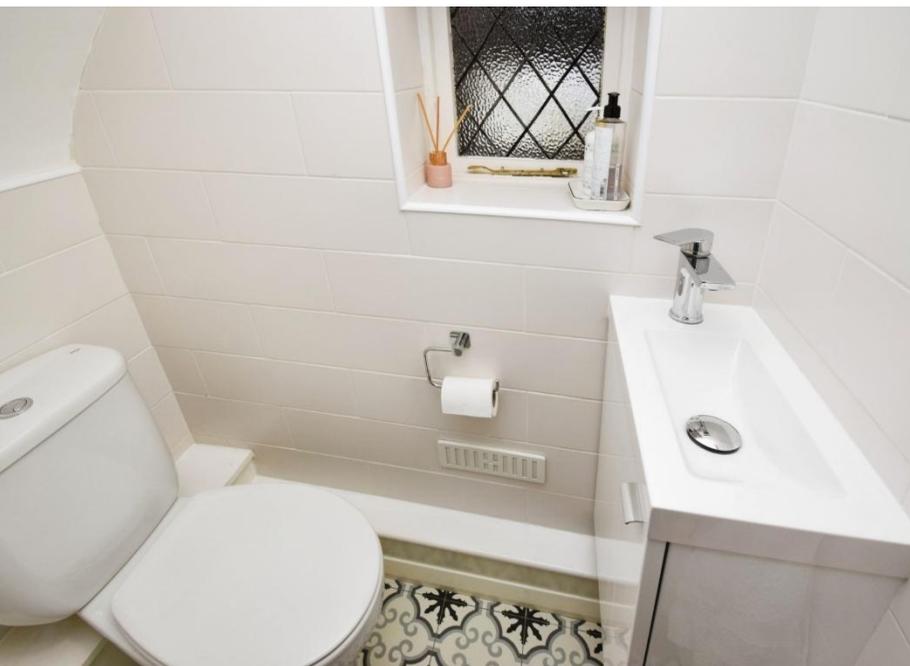


LESLEY HOOKS
ESTATE AGENTS





Nestled in the heart of Bebington, this charming semi-detached home is perfectly situated within walking distance of highly regarded primary, secondary, and grammar schools, making it an ideal choice for families. With uPVC double glazing and efficient gas central heating powered by a combi boiler, this home is as practical as it is welcoming. Step inside to find a bright and inviting hallway, complete with a convenient downstairs WC. The sitting room, featuring a beautiful bay window, offers a cosy retreat, while the spacious lounge and dining area provide the perfect spot for entertaining, with a door leading out to the delightful rear garden. The fitted kitchen is well-equipped for all your culinary needs. Upstairs, you'll find three comfortable bedrooms, each with its own character, and a stylish family bathroom featuring a bath with a shower and sleek glass screen. Outside, the front of the property boasts a driveway with off-road parking and access to the garage, while the rear garden offers a patio area – perfect for outdoor dining or relaxing in the sun. This home combines comfort, convenience, and charm in one of Bebington's most sought-after locations. Council tax band C. Freehold.



Hallway

13'1" (3.99m) x 6'5" (1.96m)

Downstairs WC

4'2" (1.27m) x 2'3" (0.69m)

Sitting Room

12'6" (3.81m) Into Bay x 11'5" (3.48m)

Lounge Dining Room

18'4" (5.59m) x 11'4" (3.45m) Max

Kitchen

10'11" (3.33m) x 7'10" (2.39m)

Bedroom One

12'6" (3.81m) Into Bay x 11'5" (3.48m)

Bedroom Two

11'5" (3.48m) x 11'2" (3.4m)

Bedroom Three

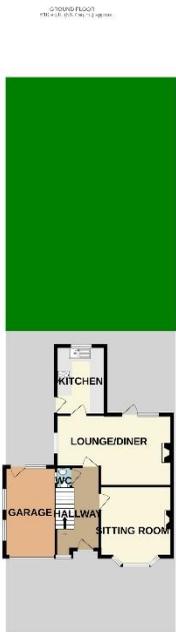
8'0" (2.44m) x 6'5" (1.96m)

Bathroom

6'8" (2.03m) x 6'8" (2.03m)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Us:

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TOTAL FLOOR AREA: 1032 sq.m. (10996 sq.ft.) APPROX.
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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.