



# Portia Avenue, Bebington

£170,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this charming and modern semi detached house, perfectly blending comfort and convenience! Step into the inviting porch that leads to a cosy hallway. The light and airy lounge, gives access to the spacious kitchen dining room, offering a delightful space for gatherings and everyday living. A convenient utility room complements the kitchen, ensuring practicality at every turn. To the first floor you will discover three well proportioned bedrooms, ideal for family living or flexible use as office space or guest rooms. The three piece bathroom provides a relaxing retreat after a long day. Outside, a lovely garden awaits, perfect for enjoying sunny days and outdoor activities, while the driveway offers hassle-free parking. Additional features include a combi boiler and uPVC double glazing. Ideally located, the property is a couple of minutes walk away from local shops, schools and amenities. Bebington train station is a short walk away and there are numerous bus routes nearby. Motorway networks with links to Liverpool and Chester are a ten minute drive away. With no onward chain, this property offers a smooth transition for its new owners. Freehold Council tax band A, Ultrafast broadband available.



#### **Porch**

5'6" (1.68m) x 4'5" (1.35m)

#### **Hallway**

4'3" (1.3m) x 4'5" (1.35m)

#### **Lounge**

16'0" (4.88m) x 14'6" (4.42m) Max

#### **Kitchen Dining Room**

15'3" (4.65m) x 14'6" (4.42m) Max

#### **Utility Room**

6'3" (1.91m) x 3'6" (1.07m)

#### **Bedroom One**

14'0" (4.27m) x 8'7" (2.62m)

#### **Bedroom Two**

10'2" (3.1m) x 8'2" (2.49m)

#### **Bedroom Three**

6'6" (1.98m) x 5'8" (1.73m)

#### **Bathroom**

6'1" (1.85m) x 5'11" (1.8m)







