

# Mill Road, Higher Bebington

£350,000 Offers Over









LESLEY HOOKS
ESTATE AGENTS









Welcome to Clyde Villa, a truly special chance to own a piece of local history in the heart of the highly sought-after Higher Bebington. This beautifully presented, light and airy period semi-detached home effortlessly blends classic charm with modern comforts. From the moment you step inside, you'll be captivated by the character features – think high ceilings, original ceiling roses, elegant fireplaces, and traditional window shutters – all lovingly preserved and enhanced through a full modernisation. The welcoming hallway, with its stylish tiled flooring, sets the tone for what's to come. The spacious lounge and cosy sitting room offer perfect spots to unwind, with the latter opening through double doors onto the glorious garden. The heart of the home is the stunning open-plan kitchen and dining area, complete with integrated appliances and another charming fireplace. A bright conservatory extends the living space further, creating an ideal setting for relaxing or entertaining. Steps from the hallway lead to a versatile cellar room - perfect as a home office, hobby space, or additional storage. Upstairs, you'll find three generously sized double bedrooms, including a master with sleek fitted slide robes, and a luxurious four-piece bathroom. A generous storage cupboard adds further practicality. Outside, there is a driveway with off road parking to the front and the rear garden is nothing short of idyllic. Bathed in sunlight thanks to its southwesterly aspect, it's the perfect private retreat with a patio area ideal for al fresco dining or simply enjoying the peace. Perfectly positioned, Clyde Villa is just a short stroll from excellent local schools (including primary, secondary and grammar), plus all the shops and amenities of Teehey Lane. This is more than just a house - it's a home with soul, and opportunities like this don't come along often. Don't miss your chance to make Clyde Villa your own. Council tax band E. Freehold.

## Hallway

23'3" (7.09m) x 5'11" (1.8m) Max

## Lounge

12'9" (3.89m) x 11'4" (3.45m)

# **Sitting Room**

12'9" (3.89m) x 11'0" (3.35m)

### **Open Plan Kitchen Dining Room**

23'1" (7.04m) x 10'10" (3.3m) Max

#### Conservatory

10'10" (3.3m) x 8'1" (2.46m)

#### **Bedroom One**

17'7" (5.36m) Into Wardrobe Recess x 11'5" (3.48m)

## **Bedroom Two**

13'3" (4.04m) x 10'11" (3.33m)

## **Bedroom Three**

10'11" (3.33m) x 9'6" (2.9m)

### Bathroom

9'3" (2.82m) x 8'10" (2.69m)

#### Cellar Room

10'9" (3.28m) x 10'0" (3.05m)





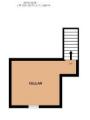
















TOTAL FLOOR AREA: 1491 sq.ft. (1385 sq.m.) approx.
Whilet every afterpt has been made to ensure the accuracy of the floorpion certained here, measurement of doors, without, norms and any other items are approximate and no respectability is coven for any whore the commission or manifestability. This plan is of informative purposes by and structs be used as such by say opposition permission. This plan is of informative purposes and yet and structs be used as the ring structure.

# **Contact Us:**

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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.