



# Conville Boulevard, Higher

£365,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to your new home in Higher Bebington! This extended semi-detached house offers plenty of space and comfort for your family. As you enter, you're greeted by a spacious hallway leading to a cosy lounge, perfect for relaxing evenings. Adjacent is a versatile sitting room. The heart of the home lies in the kitchen dining room, ideal for family meals and entertaining guests. For added convenience, there's a utility room and a shower room on the ground floor. To the first floor you will find three well sized bedrooms and a convenient shower room. To the second floor there is the added bonus of a loft bedroom. Outside, the property boasts a driveway with ample parking space, a garage, and a lovely garden, perfect for enjoying the outdoors. Situated in the popular residential area of 'the Boulevards' the property is within easy reach of local shops and amenities. Local primary, secondary and grammar schools are all within walking distance. Motorway networks with links to Liverpool and Chester are a five minute drive away. Freehold. Council tax band C. Ultrafast broadband.



**Hallway**

13'11" (4.24m) x 6'0" (1.83m)

**Lounge**

14'6" (4.42m) Into Bay x 12'1" (3.68m)

**Sitting Room**

16'4" (4.98m) x 11'8" (3.56m)

**Kitchen Dining Room**

27'8" (8.43m) x 9'4" (2.84m)

**Utility**

4'4" (1.32m) x 5'4" (1.63m)

**Downstairs Shower Room**

8'2" (2.49m) x 5'2" (1.57m)



**Bedroom One**

14'7" (4.45m) Into Bay x 8'11" (2.72m) To Wardrobe

**Bedroom Two**

12'6" (3.81m) x 9'6" (2.9m) To Wardrobe

**Bedroom Three**

8'11" (2.72m) x 7'0" (2.13m)

**Shower Room**

6'11" (2.11m) x 5'9" (1.75m)

**Bedroom Four**

15'10" (4.83m) x 16'8" (5.08m) Max





While every attempt has been made to ensure the accuracy of the floor plan 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given. Please call 0151 644 6000.

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

**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.