



Langdale Road, Bebington

£280,000



LESLEY HOOKS  
ESTATE AGENTS







Nestled in a highly sought-after residential area, this charming semi-detached home is light, airy, and ready for you to move straight into. Thoughtfully designed with comfort in mind, the property benefits from uPVC double glazing and combi-fired gas central heating. Step inside through the welcoming porch into a hallway with a handy cloaks cupboard. The cosy lounge, complete with a beautiful fireplace and log burner, creates the perfect space to unwind. The heart of the home is the stylish open-plan kitchen and family room, where sliding patio doors lead out to the delightful rear garden—ideal for entertaining or simply soaking up the sunshine. Upstairs, you'll find three generously sized bedrooms and a contemporary three-piece bathroom, featuring a shower and sleek shower screen over the bath. Outside, the front of the property offers a driveway with off-road parking leading to the garage. To the rear, the wonderfully spacious garden enjoys a sunny southerly aspect, complete with a patio area and summer house, perfect for relaxing or dining al fresco. Perfectly positioned, this lovely home is just a short stroll from excellent local primary, secondary, and grammar schools. A fantastic opportunity not to be missed! Council tax band C. Peppercorn lease subject to an annual payment of £5.00 and there are 933 years left on the lease.



#### **Porch**

7'11" (2.41m) x 3'2" (0.97m)

#### **Hallway**

12'8" (3.86m) x 7'10" (2.39m)

#### **Lounge**

13'10" (4.22m) x 11'11" (3.63m)

#### **Kitchen Family Room**

20'2" (6.15m) x 9'6" (2.9m)

#### **Bedroom One**

13'11" (4.24m) x 12'1" (3.68m)

#### **Bedroom Two**

11'11" (3.63m) x 9'8" (2.95m)

#### **Bedroom Three**

8'10" (2.69m) x 7'11" (2.41m)

#### **Bathroom**

7'11" (2.41m) x 5'11" (1.8m)

#### **Garage**

14'0" (4.27m) x 8'11" (2.72m)







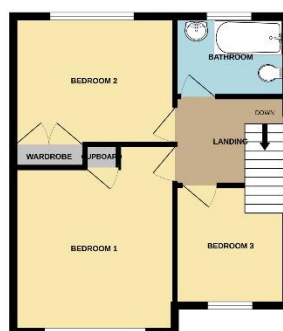




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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 correct, accurate and complete floor plan has been tested and no guarantee as to their operability or efficiency can be given.  
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