



Arnot Way, Bebington

£375,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully extended and spacious semi-detached home, offering contemporary living across three well-designed floors. Featuring uPVC double glazing and a combi-fired gas central heating system, this home is perfect for modern family life. Step inside to a welcoming hallway with charming wood block flooring, leading to a convenient utility room and a stylish three-piece shower room. The inviting lounge boasts a bay window and a feature fireplace with a gas stove, while the cosy sitting room, complete with wood block flooring and a log burner, seamlessly flows into a generous conservatory—filling the space with natural light. The conservatory also opens into the fitted kitchen, which includes under floor heating, integrated dishwasher and a walk-in larder, making it a dream for home chefs. The first floor offers three well-proportioned bedrooms, the master bedroom having fitted wardrobes and an attractive Victorian style fireplace. A stylish three-piece bathroom completes this floor. Upstairs, the second floor is home to a spacious fourth bedroom with ample eaves storage—ideal for a growing family or a private retreat. Outside, the front of the property provides a driveway with off-road parking, while the rear garden is a true delight, featuring a patio area and a tranquil water feature—perfect for relaxing or entertaining. Ideally located, this home is within walking distance of excellent primary, secondary, and grammar schools. Plus, a fantastic range of shops on Teehey Lane is just a minute's walk away, ensuring everything you need is right on your doorstep. This wonderful home offers the perfect blend of space, style, and convenience—don't miss out! Council tax band C. Freehold.



Hallway

16'11" (5.16m) x 6'11" (2.11m)

Utility Room

6'11" (2.11m) x 4'6" (1.37m)

Shower Room

4'6" (1.37m) x 4'3" (1.3m)

Lounge

15'11" (4.85m) Into Bay x 11'6" (3.51m)

Sitting Room

13'11" (4.24m) x 11'0" (3.35m)

Conservatory

23'11" (7.29m) x 10'0" (3.05m) Max

Kitchen

12'2" (3.71m) x 8'6" (2.59m)



Master Bedroom

16'8" (5.08m) Into Bay x 11'3" (3.43m) Into Wardrobe Recess

Bedroom Two

13'1" (3.99m) x 11'3" (3.43m)

Bedroom Three

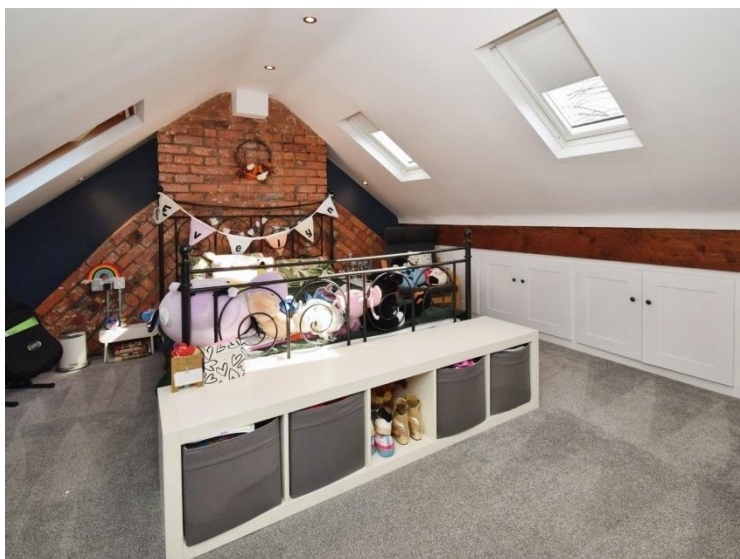
8'9" (2.67m) x 7'0" (2.13m)

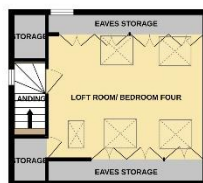
Bathroom

8'6" (2.59m) x 6'11" (2.11m)

Bedroom Four

15'0" (4.57m) x 12'9" (3.89m) Max





TOTAL FLOOR AREA: 1762 sq.ft. (165.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 62225

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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