



Kirkway, Bebington

£1,600 PCM



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully presented and surprisingly spacious semi-detached home, perfectly located in the ever-popular area of Higher Bebington. Light, airy, and full of charm, this immaculate property is ready and waiting for you to move in and make it your own. Step inside and you're greeted by a welcoming hallway, along with the convenience of a downstairs WC. The lounge is a bright and comfortable space, featuring a box bay window, an elegant fireplace, and double doors that open out to the garden — perfect for relaxing or entertaining. There's also a lovely living room, again with a box bay window, which leads into a cosy sitting room. The smart fitted kitchen comes equipped with an oven, four ring electric hob, and an integrated fridge freezer, with open access to a practical utility room. Upstairs you'll find three generously sized bedrooms and a stylish four-piece bathroom that's ideal for a touch of everyday luxury. Outside, the property continues to impress with a driveway offering off-road parking for several cars, and a low-maintenance rear garden complete with timber decking — great for enjoying a sunny afternoon. There's also a handy storage room at the back. Ideally situated, you're just a short stroll away from local shops, excellent schools, and convenient transport links. Don't miss your chance to rent this fantastic home in one of the area's most sought-after locations — it really does have everything you need! Council tax band D. EPC rating tbc



Hallway

13'11" (4.24m) x 6'5" (1.96m)

WC

6'0" (1.83m) x 2'5" (0.74m)

Lounge

14'8" (4.47m) Into Bay x 11'1" (3.38m)

Living Room

12'4" (3.76m) Into Bay x 11'1" (3.38m)

Sitting Room

14'0" (4.27m) x 7'4" (2.24m)

Kitchen

10'11" (3.33m) x 8'4" (2.54m)

Utility Room

7'10" (2.39m) x 5'3" (1.6m)

Bedroom One

14'8" (4.47m) Into Bay x 11'1" (3.38m)

Bedroom Two

12'4" (3.76m) Into Bay x 11'1" (3.38m)

Bedroom Three

8'8" (2.64m) x 8'4" (2.54m)

Bathroom

10'0" (3.05m) x 5'3" (1.6m)







GROUND FLOOR
654 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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