



St Edmunds Road, Bebington

£450,000



LESLEY HOOKS
ESTATE AGENTS





Beautifully presented throughout, this extended detached home offers light and airy living space and occupies a generous corner plot — ready to move straight into, it's perfect for family life. The layout comprises a welcoming hallway and downstairs WC, leading through to a lounge with a feature fireplace, complete with a projector and hidden screen — ideal for cosy nights in. The heart of the home is undoubtedly the fantastic open-plan kitchen family room, featuring a stylish island unit and sliding patio doors out to the garden, creating a wonderful sociable space for entertaining and everyday family living alike. Upstairs, there are four bedrooms, three of which benefit from fitted wardrobes, while the main bedroom enjoys the added luxury of an en-suite shower room. A stylish family shower room completes this floor. Outside, a driveway provides off-road parking to the front, while a side driveway with double gates leads through to the rear garden — offering excellent additional parking or access for a caravan or trailer. To the rear, you'll find a lovely patio area and artificial lawn for easy upkeep, along with a brilliant covered seating area complete with TV and its own built-in bar — perfect for entertaining, whatever the weather. A handy storage room and double garage complete this fantastic outdoor space. Ideally situated in the heart of Bebington, the property is within walking distance of local shops, schools and transport links, making it a brilliant choice for families. For commuters, the motorway network is only a couple of minutes drive away, with easy links to Liverpool and Chester. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer! Freehold. Council tax band D.



Hallway

17'11" (5.46m) x 5'11" (1.8m)

Downstairs WC

6'4" (1.93m) x 2'7" (0.79m)

Lounge

17'0" (5.18m) x 11'8" (3.56m)

Open Plan Kitchen Family Room

18'7" (5.66m) x 18'2" (5.54m)

Bedroom One

13'7" (4.14m) x 8'3" (2.51m) To Wardrobe

En-Suite

4'10" (1.47m) Max x 6'4" (1.93m)

Bedroom Two

11'3" (3.43m) x 9'1" (2.77m)

Bedroom Three

6'9" (2.06m) x 8'9" (2.67m)

Bedroom Four

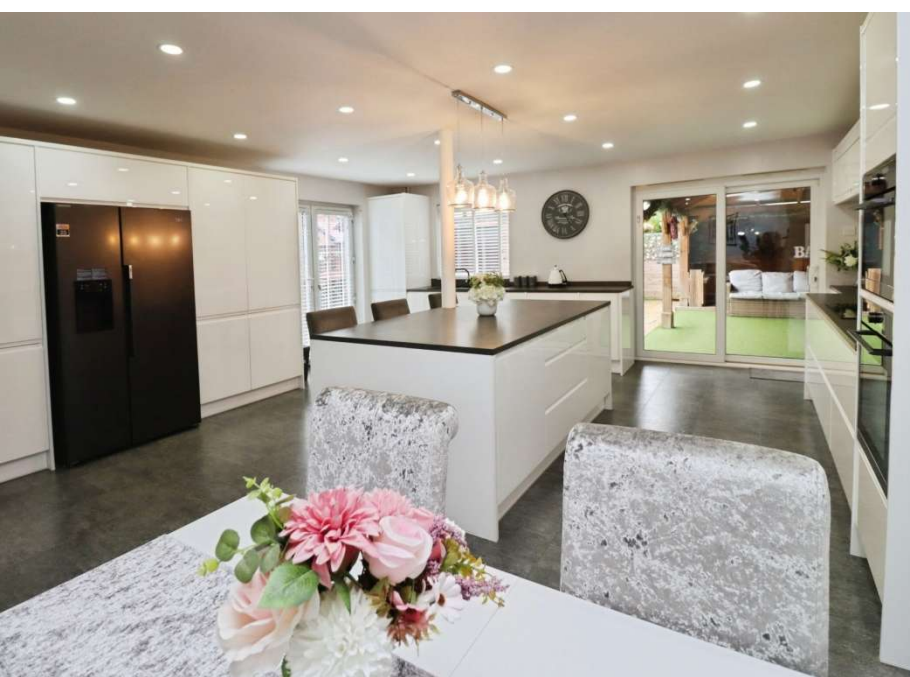
8'1" (2.46m) x 7'9" (2.36m)

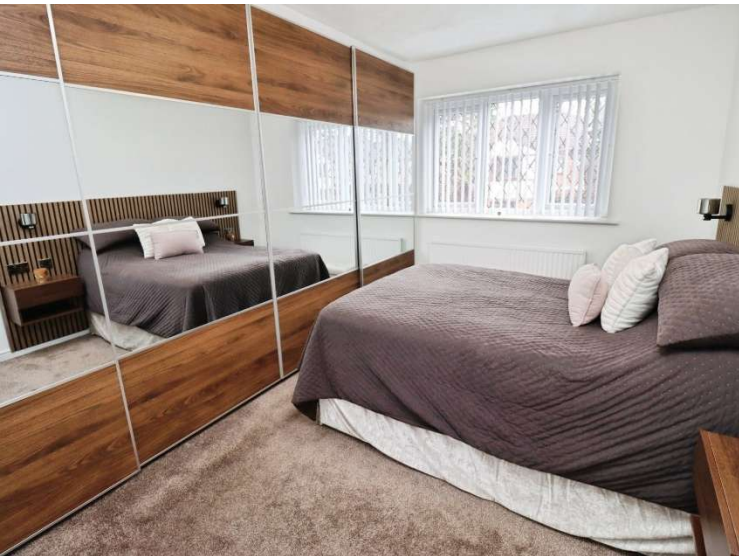
Bathroom

6'3" (1.91m) x 5'4" (1.63m)

Double Garage

16'3" (4.95m) x 17'8" (5.38m)





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TOTAL FLOOR AREA: 1517 sq ft (147.4 sq m) approx.

While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. 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 operability or efficiency can be given.

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