



Anscot Avenue, Bebington

£280,000



LESLEY HOOKS
ESTATE AGENTS





Lesley Hooks are delighted to offer for sale this beautifully presented semi-detached home, tucked away at the head of a popular cul-de-sac. Offering stunning living space throughout, it's perfect for those who want nothing to do but move in and enjoy. With uPVC double glazing and combi fired gas central heating, it's ready for you. Step inside to the welcoming hallway with wood block flooring, which sets the tone for the rest of the home. The lounge is a lovely room, with a bay window that floods the space with natural light, more wood block flooring and a dual fuel log burner, ideal for cosy evenings in. The real showstopper is the superb open plan kitchen family room. Fitted with integrated appliances and finished with tiled flooring, it has an island unit at its heart, three sky lights overhead and bi-fold doors opening out to the garden. It's a fantastic space for family life and entertaining alike. Upstairs there are three good size bedrooms and a stylish three piece bathroom, complete with shower and shower screen over the bath. Outside, the front of the property has a driveway providing off road parking. To the rear is a lovely garden with an Indian stone patio area, perfect for al fresco dining and summer barbecues. The location is a real bonus. Positioned at the head of the cul-de-sac, the property is within walking distance of local primary, secondary and grammar schools, while shops and Bebington train station are all within easy reach. A home like this won't be available for long. Council tax band B. Freehold.



Hallway

13'6" (4.11m) x 5'6" (1.68m)

Lounge

12'4" (3.76m) Into Bay x 11'10" (3.61m)

Open Plan Kitchen Family Room

20'1" (6.12m) x 17'4" (5.28m)

Bedroom One

14'0" (4.27m) Into Bay x 11'1" (3.38m)

Bedroom Two

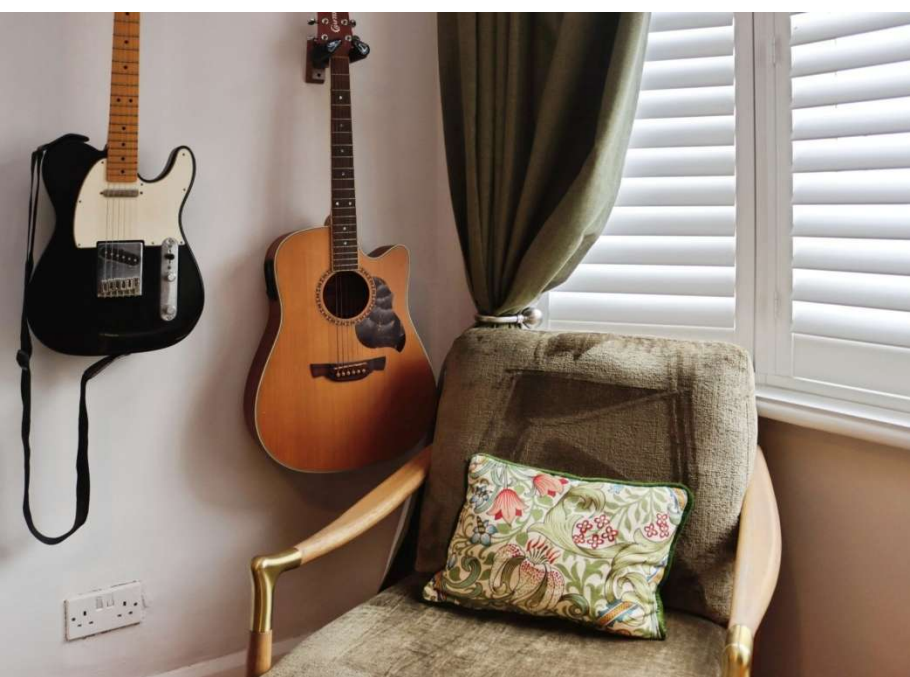
12'0" (3.66m) x 11'1" (3.38m)

Bedroom Three

7'3" (2.21m) x 6'3" (1.91m)

Bathroom

6'4" (1.93m) x 6'3" (1.91m)

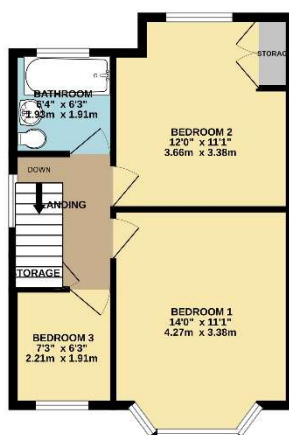
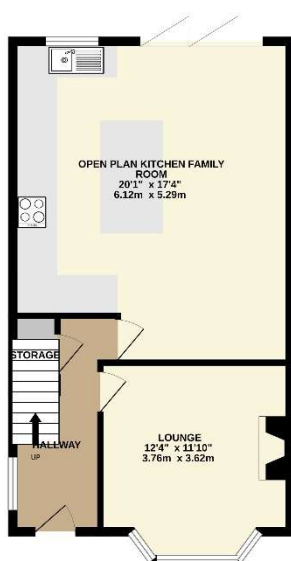






GROUND FLOOR
537 sq. ft. (49.9 sq. m.) approx.

1ST FLOOR
415 sq. ft. (38.5 sq. m.) approx.



TOTAL FLOOR AREA: 952 sq. ft. (88.4 sq. m.) approx.

Whilst every effort has been made to ensure the accuracy of the figures contained within, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The sale is by absolute purchase and the buyer should be satisfied with the property as presented. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or efficiency. The plan is made with the best of knowledge.

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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.