



Lynton Drive, Bebington

Offers Over £300,000



LESLEY HOOKS  
ESTATE AGENTS







Beautifully presented and ready to move into. This stunning, fully refurbished semi-detached home is ready for you to unpack and enjoy from day one. Featuring uPVC double glazing and combi-fired gas central heating, the stylish layout begins with a welcoming hallway, a bright lounge with a charming feature fireplace, and a handy downstairs WC. At the heart of the home is a superb open-plan kitchen and family room, complete with integrated fridge and dishwasher, perfect for both everyday living and entertaining. Sliding doors lead into a lovely conservatory, which in turn opens out to the sunny rear garden. Upstairs you'll find three generously sized bedrooms and a modern three-piece bathroom with a shower over the bath and a sleek glass screen. Outside, the property offers a driveway with off-road parking to the front, while the rear boasts a delightful, southerly-facing garden with a brick-built outhouse—ideal for storage or hobbies. Perfectly located just off Church Road, you're within easy walking distance of local primary, secondary, and grammar schools, as well as Spital train station. Excellent motorway links to Liverpool and Chester are just minutes away, making this an ideal home for both convenience and comfort. Council tax band C. Freehold.



#### **Hallway**

9'7" (2.92m) x 5'4" (1.63m)

#### **Downstairs WC**

4'2" (1.27m) x 2'5" (0.74m)

#### **Lounge**

14'11" (4.55m) x 12'11" (3.94m)

#### **Open Plan Kitchen Family Room**

20'10" (6.35m) x 10'9" (3.28m)

#### **Conservatory**

12'10" (3.91m) x 10'11" (3.33m)

#### **Bedroom One**

13'3" (4.04m) x 12'6" (3.81m)

#### **Bedroom Two**

14'3" (4.34m) x 10'11" (3.33m)

#### **Bedroom Three**

7'10" (2.39m) x 7'5" (2.26m)

#### **Bathroom**

6'3" (1.91m) x 6'1" (1.85m)











GROUND FLOOR  
580 sq. ft. (53.9 sq.m.) approx.



1ST FLOOR  
468 sq. ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq. ft. (97.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, divisions, rooms are only given for approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should be used as such for any prospective purchaser. The accuracy, reliability and appropriateness of these plans are not intended and no guarantee is given in their capacity or efficiency can be given.  
Drawn with Hologram 10/2010

### Contact Us:

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.