



# Malpas Drive, Bebington

£220,000



**LESLEY HOOKS**  
ESTATE AGENTS







This charming semi-detached house offers a light and airy atmosphere, situated in a highly sought-after location within easy walking distance of local shops, schools, and amenities. Featuring uPVC double glazing and gas central heating, the property is move-in ready but presents an excellent opportunity for a little aesthetic updating to suit your personal taste. The welcoming layout includes a hallway, a cosy sitting room, and a spacious lounge dining room with sliding doors opening into a bright conservatory. The kitchen offers practical space for everyday use. Upstairs, you'll find three generously sized bedrooms, all with fitted wardrobes, and a modern wet room for convenience. Outside, the front of the property features a driveway with off-road parking leading to the garage, while the rear boasts a delightful garden with a patio area and open rear aspect, perfect for relaxing or entertaining. Offered for sale with no onward chain, this home is an ideal choice for those looking for comfort, convenience, and the chance to add their own personal touch. Council tax band C. Freehold.



#### **Hallway**

16'2" (4.93m) x 6'3" (1.91m)

#### **Sitting Room**

13'3" (4.04m) x 11'0" (3.35m)

#### **Lounge Dining Room**

17'8" (5.38m) x 10'7" (3.23m) Max

#### **Conservatory**

10'3" (3.12m) x 5'5" (1.65m)

#### **Kitchen**

14'1" (4.29m) x 6'11" (2.11m)



#### **Bedroom One**

12'11" (3.94m) x 10'6" (3.2m) Into Wardrobe Recess

#### **Bedroom Two**

10'4" (3.15m) x 11'9" (3.58m) Into Wardrobe Recess

#### **Bedroom Three**

7'9" (2.36m) x 7'0" (2.13m) Into Wardrobe Recess

#### **Bathroom**

7'2" (2.18m) x 5'6" (1.68m)

#### **Garage**

24'9" (7.54m) x 7'5" (2.26m)



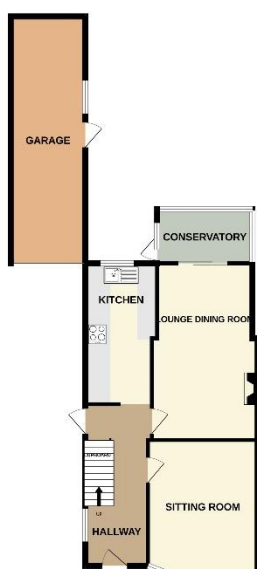






GROUND FLOOR  
736 sq. ft. (72.2 sq. m.) approx.

1ST FLOOR  
399 sq. ft. (37.0 sq. m.) approx.



TOTAL FLOOR AREA: 1134 sq. ft. (107.2 sq. m.) approx.

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