



Stanton Road, Bebington

£270,000



LESLEY HOOKS  
ESTATE AGENTS







This charming and deceptively spacious semi-detached house offers a perfect blend of comfort and convenience in a highly sought-after area. Light and airy throughout, the property is designed with modern living in mind, featuring uPVC double glazing and efficient gas central heating. The welcoming hallway leads to a cosy lounge with a bright bay window, seamlessly connecting to a versatile sitting room with double doors opening out to a sunny rear garden. The fitted kitchen, complete with dining space, provides an ideal setting for family meals, while a convenient utility room and downstairs WC add to the home's practicality. Upstairs, you'll find three generously sized bedrooms, perfect for a growing family, alongside a modern bathroom with a shower and screen over the bath for added convenience. Outside, the front driveway offers off-road parking and leads to a garage space, while the rear garden, with a patio area and southerly aspect, provides a lovely spot to relax and enjoy the sun. Located within walking distance of local primary, secondary, and grammar schools, as well as shops, transport links, and easy motorway access, this property truly combines an ideal location with comfortable family living. Council tax band C. Freehold.



#### **Hallway**

15'8" (4.78m) x 6'6" (1.98m)

#### **Lounge**

12'10" (3.91m) Into Bay x 11'6" (3.51m)

#### **Sitting Room**

13'8" (4.17m) x 11'11" (3.63m)

#### **Kitchen Dining Room**

15'1" (4.6m) x 11'3" (3.43m) Max

#### **Utility Room**

10'4" (3.15m) x 7'8" (2.34m)

#### **Downstairs WC**

3'6" (1.07m) x 3'3" (0.99m)

#### **Bedroom One**

15'0" (4.57m) Into Bay x 12'4" (3.76m)

#### **Bedroom Two**

12'0" (3.66m) x 12'4" (3.76m)

#### **Bedroom Three**

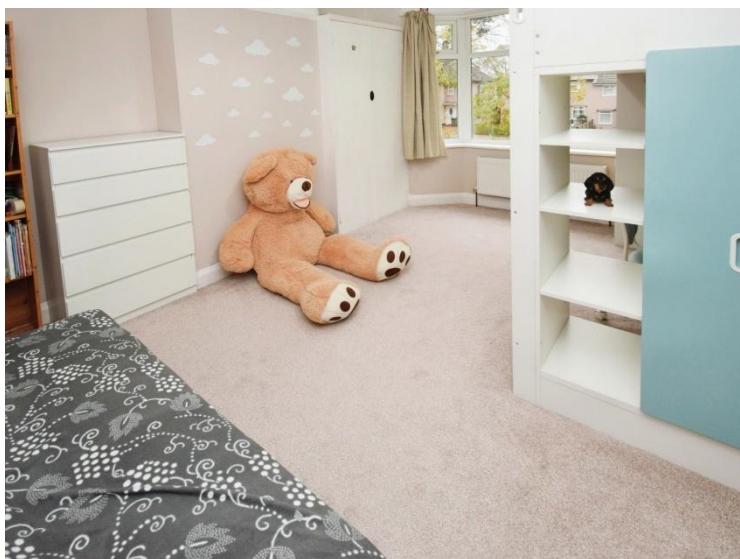
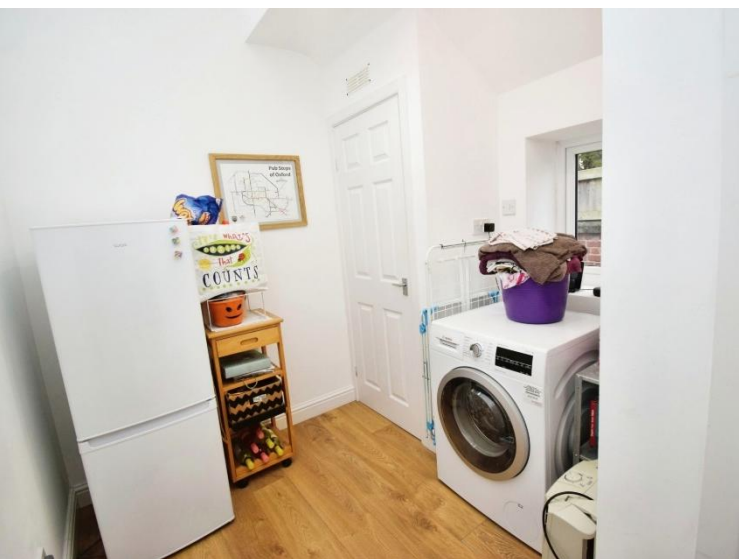
8'7" (2.62m) x 6'7" (2.01m)

#### **Bathroom**

7'11" (2.41m) x 6'3" (1.91m)





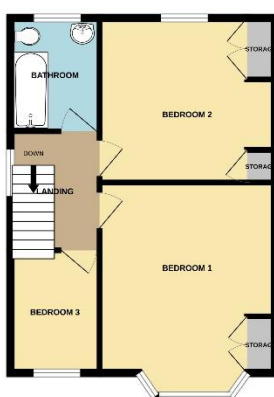






GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not 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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