



Woodburn Boulevard, Bebington

£260,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this spacious and light-filled semi-detached home, perfectly situated in a sought-after residential area. With local shops, schools, and excellent transport links just a short distance away, this property offers both convenience and comfort. The home features uPVC double glazing and efficient combi-fired gas central heating throughout. The welcoming hallway leads into a bright lounge, complete with a charming bay window and a cosy fireplace. Adjacent is the dining room, which also boasts a bay window and seamlessly opens into the kitchen breakfast room—ideal for modern family living.

Upstairs, you'll find three generously sized bedrooms and a sleek, stylish three-piece shower room, perfect for starting or ending your day. Outside, the low-maintenance paved rear garden provides a private space to relax or entertain. Offered for sale with no onward chain, this wonderful property is ready for its next chapter—could it be yours? Council tax band C. Freehold.

Hallway

14'6" (4.42m) x 6'1" (1.85m)

Lounge

14'6" (4.42m) Into Bay x 11'8" (3.56m)

Dining Room

12'11" (3.94m) x 13'3" (4.04m) Into Bay

Kitchen Breakfast Room

16'5" (5m) x 6'8" (2.03m)

Bedroom One

14'9" (4.5m) Into Bay x 10'9" (3.28m) Into Wardrobe Recess

Bedroom Two

13'7" (4.14m) x 11'11" (3.63m) Into Bay

Bedroom Three

8'6" (2.59m) x 7'0" (2.13m)

Bathroom

7'10" (2.39m) x 7'8" (2.34m)







GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt 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 or omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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