



# Erfurt Avenue, Bebington

£240,000



**LESLEY HOOKS**  
ESTATE AGENTS





Step inside this deceptively spacious terraced home and prepare to be pleasantly surprised. A practical Tardis of a property, it offers an impressive amount of living space and is ready for you to move straight in. Benefiting from uPVC double glazing and a combi-fired gas central heating system, it's warm, welcoming, and wonderfully practical. The ground floor features a bright hallway, a cosy lounge, a versatile sitting room (currently used as a bedroom), and a dining room with open access to the inviting living room, complete with sliding patio doors that lead out to the garden. The smart fitted kitchen is a real highlight, boasting Quartz worktops and an integrated dishwasher. Upstairs, you'll find three generously sized double bedrooms, with the master enjoying fitted wardrobes, along with a stylish, fully tiled three-piece bathroom enhanced by luxurious underfloor heating and a built in tv. Outside, the front driveway offers off-road parking for two cars side by side, while to the rear lies a truly charming, low-maintenance porcelain-tiled garden – perfect for relaxing or entertaining. Ideally located in a popular residential area, this home is within walking distance of local shops, schools, and Port Sunlight train station, making it a fantastic choice for convenience and lifestyle. Council tax band B. Freehold.



**Hallway**

24'6" (7.47m) x 3'5" (1.04m)

**Lounge**

10'11" (3.33m) x 8'1" (2.46m)

**Sitting Room**

15'0" (4.57m) x 7'10" (2.39m)

**Dining Room**

13'2" (4.01m) x 9'3" (2.82m)

**Living Room**

12'7" (3.84m) x 11'10" (3.61m)

**Kitchen**

12'1" (3.68m) x 8'11" (2.72m)



**Bedroom One**

12'9" (3.89m) x 12'1" (3.68m)

**Bedroom Two**

12'5" (3.78m) x 8'10" (2.69m)

**Bedroom Three**

11'6" (3.51m) x 9'2" (2.79m)

**Bathroom**

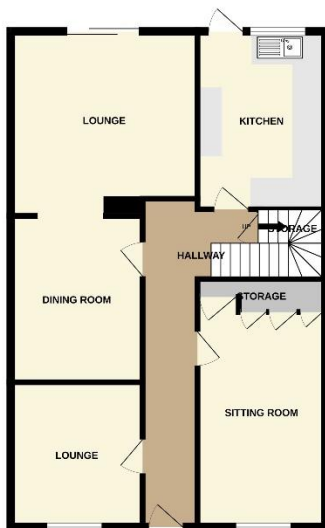
11'5" (3.48m) x 5'3" (1.6m)





GROUND FLOOR

1ST FLOOR



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Made with floorplan 02/20

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