

FOR SALE

£400,000

Brackenwood Road, Higher Bebington, Wirral. CH63 2LR



Perfect family home! Tucked away on Brackenwood Road in the extremely sought-after location of Higher Bebington is this four bedroom, detached home. Ticking every box for a growing family, you are spoilt with living accommodation, storage and lifestyle convenience, from the downstairs WC and utility room to the four well-proportioned bedrooms and two reception rooms. Within walking distance to great primary schools and high schools including both Wirral Grammar Schools being on your doorstep, local amenities and transport links are in abundance too. This is not one to be missed.

Ground Floor

Lounge

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

Play Room/Office

9' 6" x 10' 5" (2.90m x 3.17m)

Kitchen/Diner

30' 3" x 7' 10" (9.22m x 2.39m)

Utility

10' 0" x 6' 6" (3.05m x 1.98m)

WC

3' 0" x 5' 2" (0.91m x 1.57m)

First Floor

Bedroom

11' 10" x 12' 2" (3.61m x 3.71m)

Bedroom

11' 10" x 11' 1" (3.61m x 3.38m)

Bedroom

9' 11" x 11' 11" (3.02m x 3.63m)

Bedroom

9' 11" x 9' 6" (3.02m x 2.90m)

Bathroom

7' 4" x 8' 1" (2.24m x 2.46m)







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	