



## 174a Bebington Road, Wirral, CH63 7NX £650 Per Month



Nestled in the heart of Bebington, Wirral, this charming first-floor flat on Bebington Road offers a delightful living experience in a popular area known for its excellent amenities. The property features a well-appointed reception room that provides a welcoming space for relaxation and entertaining.

The flat boasts a spacious bedroom, complemented by an additional work-from-home office space, making it ideal for professionals or anyone seeking a quiet area to focus on tasks. The tasteful decor throughout the flat creates a warm and inviting atmosphere, ensuring that you feel right at home from the moment you step inside.

The bathroom is thoughtfully designed, featuring a separate shower, which adds a touch of luxury to your daily routine. This flat is perfect for those looking for a comfortable and stylish living space in a vibrant community.

With its convenient location and modern amenities, don't miss the chance to make this lovely flat your new home.

Water Bill is included in the rental amount.

EPC E

- First Floor Flat
- One Reception
- One Bedroom
- Office Room
- Modern Kitchen
- Modern Bathroom
- No Gas
- Water Bill Included in Rent
- EPC E

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Vary energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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