



Burrell Drive | Moreton | Wirral | CH46 0TF

**£144,950**

*Karl*  
**TATLER** ESTATE AGENTS



## 1 Burrell Drive Moreton Wirral CH46 0TF

Larger than average SEMI DET BUNGALOW |  
3/4 bedrooms | Large rear garden with  
woodland aspect | Lounge | Dining room /  
b4 | breakfast kitchen | Bathroom | En-suite |  
off road parking |

Situated in a lovely position and larger than  
average with a large garden is this  
THREE/FOUR BEDROOMED SEMI DETACHED  
BUNGALOW. In brief the accommodation  
comprises: entrance hallway, lounge,  
dining room/bedroom four, bedroom three,  
kitchen with breakfast area, downstairs  
bathroom to the ground floor. The first  
floor affords a larger than anticipated  
master suite with en suite bathroom and  
further bedroom. Externally there is off  
street parking to the front and a large  
sectional garden to the rear. Viewing is  
highly advised to appreciate the  
accommodation and garden.

*Harriet*  
**TATLER**  
ESTATE AGENTS





## ACCOMMODATION DETAILS

UPVC front door leads into entrance vestibule.

**ENTRANCE VESTIBULE** with further obscure glazed window to side aspect, tiled flooring, courtesy light and hardwood panelled front door into entrance hallway.

**ENTRANCE HALLWAY** with turned staircase to first floor landing and under stairs storage cupboard, meter cupboard, gas central heating radiator, laminate flooring.

**LOUNGE** with UPVC double glazed window to front aspect, stainless steel electric fire with hearth, gas central heating radiator, television point.

**DINING ROOM/BEDROOM FOUR** with UPVC double glazed double opening French doors onto rear patio, gas central heating radiator and laminate flooring.

**BEDROOM THREE** with UPVC double glazed window to front aspect, gas central heating radiator and fitted wardrobes.

**BREAKFAST/KITCHEN** well appointed with kitchen area comprising of a range of wall base and drawer units with complementary roll edge work surfaces over, one and a half bowl stainless steel sink and drainer units, space and plumbing for washing machine, space for separate fridge and freezer, space for gas cooker, UPVC double glazed window to side aspect, extractor fan, part tiling to walls and tiled flooring, opening into breakfast area with UPVC double glazed door and window to rear aspect. Space for dining table and chairs, gas central heating radiator, laminate flooring, doorway through to inner hallway.



**INNER HALLWAY** with good size storage cupboard housing combination gas central heating boiler and space for further white goods if required.

**DOWNSTAIRS BATHROOM** with obscure double glazed window to rear aspect, three piece suite in white comprising of panelled bath, pedestal wash hand basin and low flush WC, extractor fan.

### **FIRST FLOOR**

**LANDING** with obscure double glazed window to rear aspect.

**BEDROOM ONE** larger than anticipated master bedroom with UPVC double glazed window to rear aspect, gas central heating radiator, television point, telephone point, eaves storage suitable for hanging rails or fitted wardrobes, further space for bedroom furniture.

**EN SUITE BATHROOM** with double glazed velux window, three piece suite comprising of panelled bath, pedestal wash hand basin and low flush WC, extractor fan and gas central heating radiator, vinyl flooring.

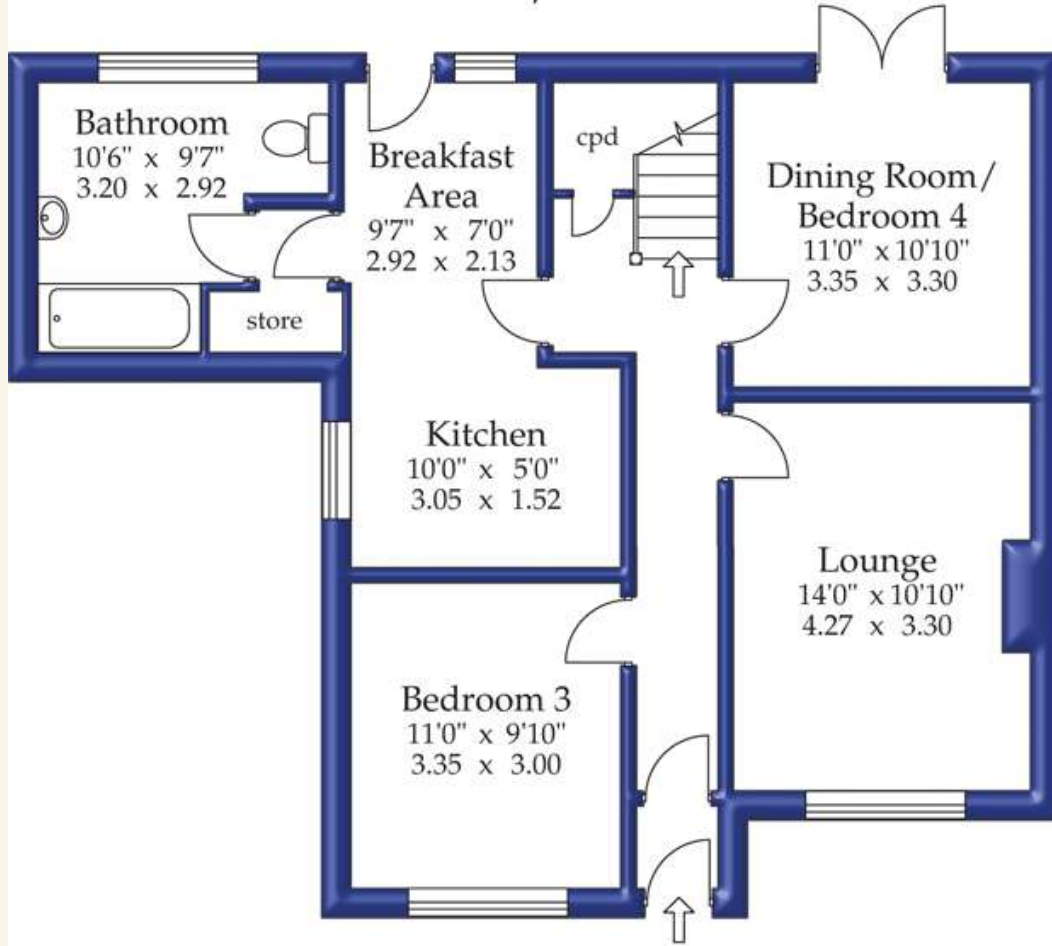
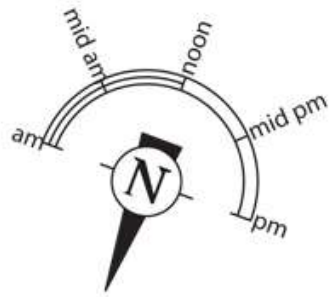
**BEDROOM TWO** with UPVC double glazed window to rear aspect, gas central heating radiator.

**LOCATION** from our Moreton Office proceed along Hoylake Road in the direction of Meols. After a short distance turn left onto Borrowdale Road and Burrell Drive can be found on the left hand side.

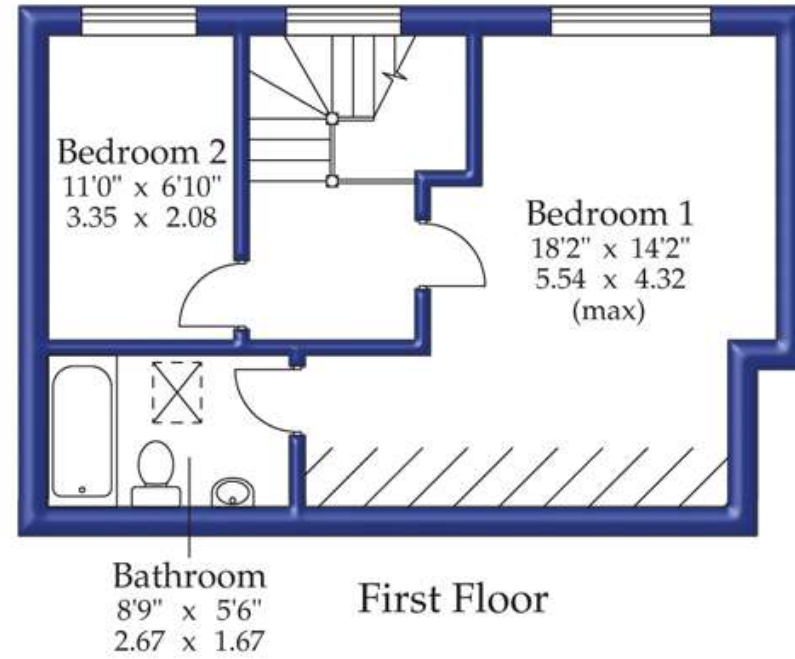
**COUNCIL TAX BAND B**







Ground Floor

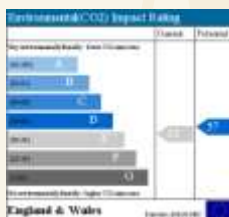


First Floor

# Choose the Award Winning Agent to Sell Your Home

## Viewings – Strictly by appointment

To Arrange a Viewing please contact  
Our Moreton Office



Agents Notes: Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore, solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale price since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

## OFFICE LOCATIONS

### HESWALL OFFICE

23 Pensby Road, Heswall, Wirral CH60 7RA  
**Tel: 0151 342 2300**  
 Fax: 0151 342 1888  
 Email: heswall@karltatler.com

### GREASBY OFFICE

80a Greasby Road, Greasby, Wirral CH49 3NG  
**Tel: 0151 606 1717**  
 Fax: 0151 606 1700  
 Email: greasby@karltatler.com

### MORETON OFFICE

258 Hoylake Road, Moreton, Wirral CH46 6AF  
**Tel: 0151 678 4300**  
 Fax: 0151 522 0818  
 Email: moreton@karltatler.com

### WEST KIRBY OFFICE

16 Banks Road, West Kirby, Wirral CH48 0RD  
**Tel: 0151 625 9300**  
 Fax: 0151 625 9200  
 Email: Westkirby@karltatler.com

### SALES OPENING HOURS

Monday – Saturday 9.00 – 5.30  
 Sundays and Bank Holidays 11.00 – 4.00

### LETTINGS DEPARTMENT

252 Telegraph Road,  
 Heswall, Wirral CH60 7SG  
 Tel: 0151 342 5777 Fax: 0151 342 1199  
 Email: lettings@karltatler.com

### LETTINGS OPENING HOURS

Monday – Friday 9.00 – 5.30  
 Saturday 9.00 – 5.30  
 Sunday - Closed

[www.karltatler.com](http://www.karltatler.com)