



Steel Avenue Wallasey

£289,950

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Immaculate is truly the right word to best describe this superb four bedroom semi-detached abode! From the moment you cross over the threshold you get a real welcoming feel which continues throughout; it really is a great family home to create many happy memories in for years to come! Not far from the local services and amenities in New Brighton and Liscard, meaning it is well placed for frequent public transport links, popular local schooling and the promenade. Also great for commuters as not far from the Liverpool Tunnel and M53 motorway. Interior: inviting reception hallway, living room, sitting/dining room and a well-planned breakfast kitchen on the ground floor. Off the first floor landing there are four bedrooms and a refitted bathroom. Complete with uPVC double glazing and gas central heating. Be quick!





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## Entrance and Hallway

A lovely approach through the well-manicured front garden with plenty of mature shrubs and giving a real private feel. A pathway runs to the side of a lawn up to the open canopy porch to the original main part glazed entrance door opening into the reception hallway; great for greeting guests and kicking off your shoes after a long day. uPVC double glazed decorative half bay window to front elevation with meter cupboard below. Plate shelving, coved ceiling and telephone point. Central heating radiator set within a decorative cover. Good sized under stairs cloaks cupboard with a further handy storage cupboard and the original bell box. Beautiful original stripped and treated flooring. Original doors into:





## Sitting/Dining Room

4.7m x 3.6m (15'5" x 11'9")

Another lovely room which is ideal for family meal times and relaxing in as the afternoon and evening sun comes in through the double opening uPVC double glazed patio doors and surrounding glazing. Plate shelf, coved ceiling and television point. Living flame coal effect gas fire set upon a marble hearth with a matching back and timber surround. Central heating radiator and original stripped/treated flooring.

## Kitchen/Breakfast Room

4.6m x 2.54m (15'1" x 8'4")

A well planned and tastefully chosen breakfast kitchen. Matching range of farmhouse style base and wall units with contrasting work surfaces and roll backs. Sink and drainer with mixer tap over. Inset four ring Neff gas hob with oven and grill below and chimney style extractor above. Integral fridge freezer, dishwasher, washing machine and tumble dryer. Handy pantry cupboard with shelving and also housing the Worcester boiler. Television point, inset ceiling



down ladders into a boarded loft space with power and lighting. Original doors into:

## Bedroom

4.62m x 3.99m (15'2" x 13'1")

uPVC double glazed bay window to front elevation with a pleasant outlook down the tree lined Penkett Road and side view down towards the river. Fitted wardrobes in alcove. Picture rail, central heating radiator and oak laminate flooring.

## Bedroom

4.7m x 3.3m (15'5" x 10'8")

uPVC double glazed window to rear elevation overlooking the garden. Picture rail, coved ceiling and television point. A good selection of fitted bedroom furniture plus central heating radiator and laminate flooring.

## Bedroom

2.9m x 2.57m (9'6" x 8'5")

uPVC double glazed window to rear elevation overlooking the garden. Picture rail and central heating radiator.



## Bedroom

3.02m x 2.26m (9'11" x 7'5")

uPVC double glazed window to front elevation. Picture rail, central heating radiator and original tiled feature fireplace.

## Bathroom

A newly fitted bathroom with suite comprising panel bath with shower and screen over, low level WC and wall mounted wash basin with storage below with and mirror above. Two uPVC double glazed frosted windows to side elevation. Ladder style radiator, fully tiled walls and tile effect flooring.

## Rear Exterior

A pleasant place to sit out in over those sunnier months for sure! Re-paved for ease of maintenance and just perfect for a selection of garden furniture including a dining set, a pair of sun loungers and of course the family BBQ. Raised borders to the side hold a lovely selection





## Front and Side Exterior

Delightfully kept front garden with a good sized lawn having a lovely selection of flowers and shrubs into the surrounding areas; ideal place for a bench as the hedging gives a real private feel. To the side are double opening wrought iron gates that open onto the paved driveway providing off road parking for one vehicle and giving access to the garage, along with multiple garden stores; ideal for garden essentials, storing bikes and also includes a WC.

## Garage

This detached garage is accessed via an up and over door, having power and lighting.





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