



Total area: approx. 120.3 sq. metres (1294.5 sq. feet)
For illustration purposes only - not to scale

Conville Boulevard, Wirral, Wirral CH63 5LU

£340,000

3 Bedroom 2 Reception 1 Bathroom

Three Bedroom Semi - Exceptional Condition - No Chain - Complete With An Annexe / Garden Room

Hewitt Adams is delighted to offer to the market with N CHAIN this stylishly presented and modernised THREE BEDROOM semi detached home on Conville Boulevard in the HIGHLY DESIRABLE area of Higher Bebington.

Within the CATCHMENT AREA and only a short distance from the popular schools and grammar schools in the area.

The property has been tastefully modernised and offers a STYLISH MODERN KITCHEN and a LUXURIOUS MODERN BATHROOM. Other features of note include the LANDSCAPED REAR GARDEN.

In brief the accommodation affords: entrance hall, lounge and dining room, sitting room, modern integrated kitchen. Upstairs there are three bedrooms and a modern stylish bathroom.

With the benefit of a large DETACHED ANNEXE complete with it's own en-suite facility.

With off-road driveway parking, established and landscaped front and rear gardens and an Annexe which could be a home office, Annexe or games room.

Front Entrance

Into:

Hall

Modern glazed balustrade, double glazed window to side, radiator

Sitting Room

Double glazed window, radiator, power points

Lounge and Dining Room

Fireplace, double glazed windows, radiator, power points, TV point

Conservatory

Double glazed windows and doors - overlooking the attractive rear garden

Kitchen

Modern integrated kitchen with fitted wall and base units, integrated appliances, tiled floor, units with LED underlighting, double glazed windows, breakfast bar

UPSTAIRS

Bedroom One

Double glazed window, radiator, power points

Bedroom Two

Double glazed window, radiator, power points

Bedroom Three

Double glazed window, radiator, power points

Bathroom

Luxurious bathroom with shower, free-standing bath, wash basin, towel rail, double glazed window

EXTERNALLY

With off-road driveway parking, established and landscaped front and rear gardens and an annexe which could be a home office, annexe or games room.

Annexe

Perfect for anyone who works from home or wants to run a small business at home. With it's own en-suite facility.

IDEAL for a games room, home bar or even guest accommodation.

