



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.

