



Total area: approx. 188.5 sq. metres (2029.0 sq. feet)  
For illustration purposes only - not to scale



## Littledale Road, Wallasey, CH44 8EQ

Offers Over £175,000

5 Bedroom 2 Reception 2 Bathroom

**\*\*Large 5/6 Bedroom Mid Terrace - Popular Wallasey Location - Close To Amenities - Ideal Investment or Home - Over 2,000 SQFT\*\***

Hewitt Adams is pleased to offer to the market this LARGE FIVE BEDROOMED mid-terraced property on the POPULAR Littledale Road in Wallasey.

The property is currently rented out to a happy long-term tenant and it makes an IDEAL INVESTMENT.

Give the size of the property, it could also make for a FANTASTIC LARGE FAMILY HOME or POTENTIAL HMO INVESTMENT.

In brief the accommodation affords: entrance hall, lounge, dining room, kitchen and utility, sitting room / 6th bedroom. Upstairs the mezzanine level offers the bath, then the first floor provides four bedrooms and the second floor offers bedroom 5 and an en-suite.

With a good sized private rear garden.

Call Hewitt Adams on 0151 342 8200 to view this fantastic addition to the market.



**Front Entrance**

Into:

**Hall**

Staircase, radiator

**Lounge**

13'9" x 11'8" (4.21 x 3.57)

Double glazed window, radiator, power points, opens to:

**Dining Room**

11'9" x 11'5" (3.6 x 3.48)

Double glazed window, radiator, power points, patio door, leads onto:

**Kitchen**

9'6" x 7'5" (2.91 x 2.27)

Fitted kitchen with wall and base units, inset sink, radiator, power points, double glazed windows, opens to:

**Utility**

Double glazed window, space and plumbing for washing machine, door to outside

**UPSTAIRS**

**MEZZANINE LEVEL - BATHROOM**

Comprising shower over bath, low level w.c, wash hand basin, towel rail.

**Bedroom One**

15'7" x 11'2" (4.75 x 3.42)

Double glazed window, radiator, power points

**Bedroom Two**

16'0" x 11'11" (4.89 x 3.64)

Double glazed window, radiator, power points

**Bedroom Three**

11'8" x 12'7" (3.58 x 3.84)

Double glazed window, radiator, power points

**Bedroom Four**

8'6" x 7'6" (2.6 x 2.31)

Double glazed window, radiator, power points

**2ND FLOOR**

**Bedroom Five**

17'5" x 17'5" (5.33 x 5.32)

Double glazed window, radiator, power points

**En-Suite**

Shower, low level w.c, wash hand basin, towel rail.

**EXTERNALLY**

Private rear yard laid to patio and with a lawn.

