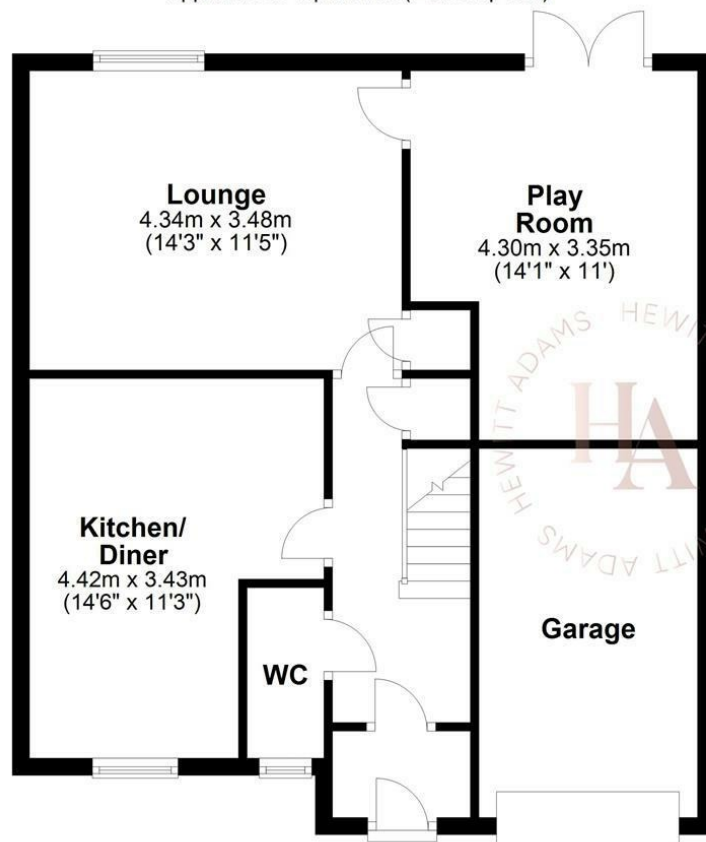




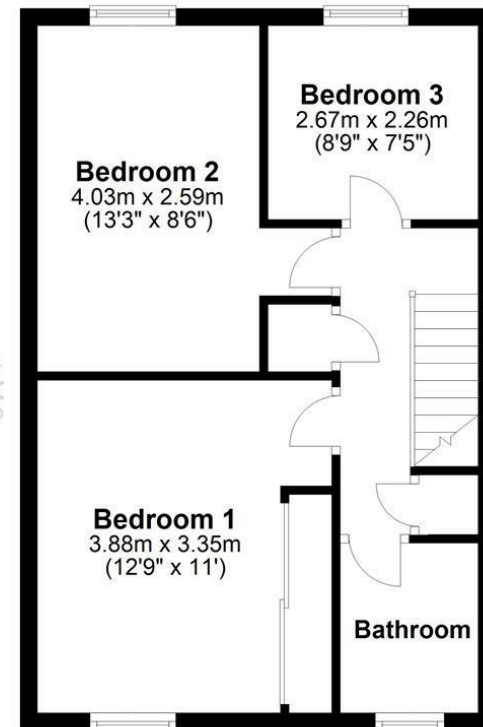
**Ground Floor**

Approx. 65.3 sq. metres (703.0 sq. feet)



**First Floor**

Approx. 41.2 sq. metres (442.9 sq. feet)



Total area: approx. 106.5 sq. metres (1145.9 sq. feet)  
For illustration purposes only - not to scale

**Kylemore Drive, Wirral, Merseyside CH61 6XS**

**£270,000**

3 Bedroom 2 Reception 2 Bathroom C

**\*\*Renovated to a superb standard - Three Bedroom Semi - Extended - South Westerly Facing Garden - Ideal For First Time Buyers\*\***

Hewitt Adams is thrilled to offer to the market this STUNNING three bedroom semi-detached home on the much sought after Kylemore Drive, just a stones throw from Pensby High School and within walking distance of Heswall Town Centre.

The property has been updated to a great standard by the current owners and it would now make a fantastic purchase for any FIRST TIME BUYER or young family. EXTENDED - the house offers an EXTRA RECEPTION ROOM which can be used as a play-room or study.

With a modern integrated kitchen, modern bathroom, excellent decorative condition, modern central heating and improved electrics, with a garage, driveway and SOUTH FACING rear garden.

In brief the accommodation affords: entrance porch, hallway, downstairs W.C, kitchen, lounge and a play-room/study. Upstairs there are three good sized bedrooms and a family bathroom. With off-road parking, garage and front and rear gardens. The garden gets plenty of sunlight due to it being SOUTHERLY FACING!

Call Hewitt Adams today on 0151 342 8200 to book a viewing.

**Front Entrance**

into:

**Porch**

Tiled floor, New composite front door into:

**Hallway**

Modern laminate flooring, radiator, power points, under-stairs storage

**W.C**

W.C, Wash hand basin, double glazed window

**Kitchen**

14'6x11'3 (4.42mx3.43m)

Modern integrated kitchen with fitted wall and base units, worktop surfaces, inset sink, tiled splash-back, integrated dishwasher, integrated washing machine and integrated tumble-dryer, space for fridge freezer, Range-cooker\*, space for dining table and chairs, radiator, power points, double glazed window to front elevation

\*The Range Cooker may be included in the sale subject to agreed sale price.

**Lounge**

14'3x11'5 (4.34mx3.48m)

Double glazed window to rear, radiator, power points, TV point, store-cupboard and rear corridor and door to south facing garden

**Play-Room / Snug**

14'1" x 10'11" (4.3 x 3.35)

EXTENDED part of the home with patio doors to the rear, radiator, power points

A great play-room for children or a potential snug or home office

A brilliant versatile space

**UPSTAIRS**

**Bedroom 1**

12'9x11'00 (3.89mx3.35m)

Double glazed window to front aspect, radiator, power points, fitted wardrobes

**Bedroom 2**

13'3x8'6 (4.04mx2.59m)

Double glazed window to rear, radiator, power points

**Bedroom 3**

8'9x7'5 (2.67mx2.26m)

Double glazed window to rear, radiator, power points

**Bathroom**

Modern bathroom with panel bath with electric shower, shower screen, wash hand basin, low level W.C, tiled floor, part tiles walls, towel rail, double glazed window to front aspect

**EXTERNALLY**

**Garage**

Up & Over door.

\*The vendor informs us this garage roof was recently replaced

**Front Aspect**

Tarmacadam front drive, front lawn, side gate access to rear garden

**Rear Aspect**

SOUTH FACING garden comprised of patio, lawn and trees and shrubs.

