



Ground Floor

Approx. 44.4 sq. metres (477.9 sq. feet)

First Floor

Approx. 42.7 sq. metres (460.2 sq. feet)



Total area: approx. 87.2 sq. metres (938.1 sq. feet)
For illustration purposes only - not to scale

Grammar School Lane, West Kirby, Wirral CH48 8BA

£340,000

3 Bedroom 1 Reception 1 Bathroom C

****Detached Family Home - Sought After West Kirby Location - No Chain - Potential To Extend - South Facing - Must View****

Hewitt Adams is delighted to market this DETACHED three bedroom family home located on the HIGHLY SOUGHT AFTER Grammar School Lane in West Kirby.

Situated close to Caldby Grammar and Black Horse Hill School, this brilliant home is conveniently located a short distance from Central West Kirby and all of its shops, bars, restaurants and the train station.

Sold with NO ONWARD CHAIN and presented to the market in EXCELLENT CONDITION whereby a new family could move straight into the property in complete comfort, having been recently redecorated.

In brief the accommodation affords: entrance hall, lounge, open aspect dining room and kitchen. Upstairs there are three bedrooms and an updated bathroom. With off-road driveway parking, Garage and a really good sized SOUTH FACING sunny aspect garden with lawn and patio.

With gas central heating, double glazed windows.

Front Entrance

Into:

Hall

Staircase, radiator, cupboard, power points, double glazed window

Lounge

12'3" x 11'1" (3.74 x 3.40)

Double glazed window, radiator, power points, TV point

Dining Room

11'5" x 11'1" (3.5 x 3.40)

Double glazed sliding door to garden, radiator, power points, opens into:

Kitchen

13'9" x 7'1" (4.2 x 2.18)

Fitted kitchen with wall and base units, inset sink, integrated appliances, double glazed window, side door to outside

UPSTAIRS

Bedroom One

10'5" x 11'1" (3.2 x 3.4)

Double glazed window, radiator, power points

Bedroom Two

11'5" x 11'1" (3.5 x 3.4)

Double glazed window, radiator, power points

Bedroom Three

6'8" x 7'1" (2.05 x 2.18)

Double glazed window, radiator, power points

Bathroom

Recently updated stylish bathroom with bath with shower above, low level W.C, wash hand basin, towel rail, tiled walls, double glazed window

EXTERNALLY

With off-road driveway parking, Garage and a really good sized SOUTH FACING sunny aspect garden with lawn and patio.

