



Total area: approx. 102.0 sq. metres (1097.9 sq. feet)  
For illustration purposes only - not to scale

## Kylemore Drive, Pensby, Wirral CH61 6UG

Offers Over £300,000

3 Bedroom 2 Reception 1 Bathroom E

**\*\*Immaculate Three Bedroom Semi - Sought After Location - Open Plan Kitchen Diner - Landscaped Garden\*\***

Hewitt Adams is delighted to offer to the market this STUNNING three bedroom semi on the POPULAR Kylemore Drive.

The property comes to the market in excellent condition with a modern OPEN-PLAN kitchen diner and a large SOUTH FACING landscaped garden.

With lovely original features such as PARQUET FLOORING.

In brief the accommodation affords: entrance porch, hall, lounge, open-plan kitchen diner. Upstairs there are three GOOD SIZED bedrooms and a four-piece bathroom.

With landscaped front and rear gardens and a driveway.

Call Hewitt Adams on 0151 342 8200 to view.

**Front Entrance**

Into;

**Porch**

Door into;

**Hall**

Parquet flooring, radiator, staircase

**Lounge**

Double glazed window, radiator, power points, parquet flooring, log-burning stove

**Open Plan Kitchen Diner**

Modern and stylish kitchen diner with integrated kitchen with appliances that include oven and grill, hob, fridge and freezer, dishwasher and washing machine. With inset sink, worktop surfaces, peninsula island, double glazed window. The kitchen has a tiled floor, and the dining room boasts parquet flooring and has double glazed doors out to the garden

**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**

Comprising corner bath, shower, low level w.c, wash hand basin, double glazed window, tiled floor, part tiled walls

**EXTERNALLY**

With landscaped front and rear gardens and a driveway.

The rear garden is Southerly facing and offers a large patio, and a generous lawned garden.

