



Burlingham Avenue, West Kirby, Wirral CH48 8AL

£475,000

4 Bedroom
 3 Reception
 1 Bathroom

****Extended Family Home - Sought After West Kirby Location - Immaculate Condition - Southerly Facing Garden****

Hewitt Adams is excited to market this fantastic 3/4 bedroom family home on the HIGHLY SOUGHT AFTER Burlingham Avenue in West Kirby.

The property has been EXTENDED and MODERNISED to an excellent standard and new owners could move straight in to this immaculate home.

A further selling point is the LANDSCAPED & SOUTHERLY FACING sunny aspect rear garden.

In brief the accommodation affords: entrance hall, lounge, living room, w.c, kitchen diner and conservatory, utility room, ground-floor bedroom or extra reception room / snug. Upstairs there are three bedrooms and the family bathroom.

With driveway parking for at least two cars, and a SOUTHERLY FACING rear garden with easy to maintain patio garden that is ideal for entertaining.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into:

Porch

Tiled floor, door into:

Hall

Staircase to first floor, radiator, power points

Lounge

11'1" x 15'1" (3.4 x 4.6)

Double glazed window, radiator, power points, log-burning stove, TV point

Living Room / Dining Room

14'9" x 10'9" (4.5 x 3.3)

Double glazed window, radiator, power points, double glazed patio doors to outside

Kitchen Diner

14'9" x 16'4" (4.5 x 5.00)

Modern and spacious kitchen diner with fitted kitchen with wall and base units, inset sink, spaces for white-goods, worktop surfaces, tiled floor, peninsula island, space for dining table and chairs, velux windows, opens to:

Bedroom Four / Snug

14'1" x 8'2" (4.3 x 2.5)

Double glazed window, radiator, power points

Conservatory

11'1" x 8'2" (3.4 x 2.5)

Overlooking the sunny aspect rear garden, doors leading to the garden, tiled floor, radiator, power points

Utility

Wall and base units, space and plumbing for washing machine and dryer, double glazed window

W.C

W.C

UPSTAIRS

Bedroom One

15'8" x 11'9" (4.8 x 3.6)

Double glazed window, radiator, power points, fitted wardrobes

Bedroom Two

14'1" x 10'9" (4.3 x 3.3)

Double glazed window, radiator, power points

Bedroom Three

7'10" x 6'7" (2.4 x 2.02)

Double glazed window, radiator, power points

Bathroom

Comprising shower, wash hand basins, towel rail, double glazed window, tiled floor and walls

W.C

W.C, tiled floor, double glazed window

EXTERNALLY

With driveway parking for at least two cars, and a SOUTHERLY FACING rear garden with easy to maintain patio garden that is ideal for entertaining.

