



Total area: approx. 125.1 sq. metres (1346.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

Barleyfield, Wirral, Merseyside CH61 5AA

£300,000

3 Bedroom 1 Reception 2 Bathroom

Modern Three Bedroom Townhouse - Immaculate Condition - Sought After Area - Private Garden

Hewitt Adams is pleased to offer to the market this stylish THREE BEDROOM Townhouse on the POPULAR Barleyfield Development in Pensby. This particular Townhouse was in fact the ORIGINAL SHOW-HOUSE for the development!

Coming to the market in EXCEPTIONAL CONDITION this attractive, modern Townhouse will appeal to FIRST TIME BUYERS and families alike. With spacious accommodation spread across the floors, as well as boasting a private garden, DRIVEWAY and GARAGE.

In brief the accommodation affords: entrance hall, kitchen diner, downstairs W.C. To the first floor there is a spacious lounge and a bedroom. To the second floor there is a master bedroom with en-suite, bathroom and another bedroom.

With stylish modern windows and doors, modern electrics and central heating and being neutrally decorated throughout - there is very little for a new owner to do other than move in and start enjoying their new home right away!

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

Front Entrance

Modern composite door into:

Hall

Staircase to first floor, integral door to garage

Kitchen Diner

9'10" x 17'1" (3.0 x 5.22)

Modern integrated kitchen with central breakfast island. With integrated oven and hob, inset sink, space for large American fridge freezer, space and plumbing for dishwasher, double glazed patio doors to garden, radiator, power points

W.C

W.C, Wash hand basin

FIRST FLOOR

Lounge

11'10" x 17'1" (3.61 x 5.23)

Double glazed windows to rear, radiator, power points, TV point

Bedroom Three / Study

10'5" x 14'5" (3.2 x 4.4)

Double glazed window to front aspect, radiator, power points

SECOND FLOOR

Master Bedroom

15'2" x 10'2" (4.64 x 3.10)

Double glazed window to rear aspect, radiator, power points, door into:

En-Suite

Comprising Shower, low level W.C, wash hand basin

Bedroom Two

13'7" x 11'8" (4.15 x 3.56)

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

Bathroom

Comprising bath, low level W.C, wash hand basin, tiled floor, part tiled walls, towel rail

EXTERNALLY

Front Aspect - Driveway parking, bin-store

Rear Aspect - Private rear garden comprised of patio and lawned garden.

