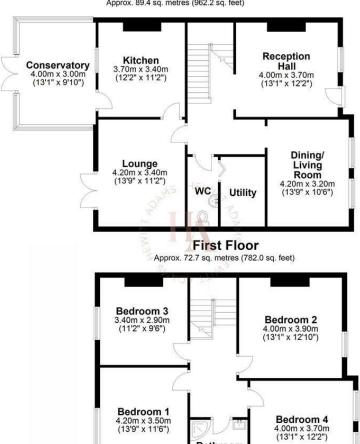






# **Ground Floor**

Approx. 89.4 sq. metres (962.2 sq. feet)



Total area: approx. 162.1 sq. metres (1744.4 sq. feet) For illustration purposes only - not to scale

Bathroom



# Elm Road, Wirral, Merseyside CH63 8PF

£395,000









\*\*Stunning Period Semi - 4 Bedrooms - Luxurious Kitchen & Bathroom - Southerly Facing!\*\*

Hewitt Adams is delighted to offer to the market this FOUR BEDROOMED semi-detached period home on Elm Road in Bebington. This characterful home, built in the 1890's, the owners have sympathetically MODERNISED and renovated the property to a FANTASTIC STANDARD. Including full re-wire, heating system replacement (including boiler) and new guttering and facias.

With a LUXURIOUS and modern kitchen and bathroom, and plenty of the original features such as original fireplaces and high ceilings.

This attractive red-brick dwelling is situated on the HIGHLY SOUGHT AFTER Elm Road in Bebington - a short walk from nearby amenities and within the school catchment area.

In brief the accommodation affords; entrance hall / reception hall, inner hall, dining room, w.c and utility, lounge, kitchen and a conservatory. Upstairs there are four DOUBLE bedrooms and a four-piece bathroom. With PLANNING APPROVED for a fantastic loft extension creating an en-suite master bedroom! So there's even more potential with this brilliant property.

With off-road driveway parking, and beautifully LANDSCAPED mature and colourful gardens - with patio areas, timber decked sun-terrace, bbq area, summerhouse and a home gym.

Call Hewitt Adams on 0151 342 8200 to view.

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# **Front Entrance**

Into:

## Reception Hall

### 13'5" x 12'5" (4.09 x 3.8)

Double glazed window, multi-fuel burner with tiled surround, karndean flooring, radiator, power points, staircase to first floor

#### Inner Hall

With under stair storage, power points, staircase to first floor and door leading into

# Dining Room

#### 11'1" x 13'9" (3.4 x 4.2)

Double glazed windows, multi-fuel burner with ornate surround, radiator, power points, karndean flooring

# Lounge

#### 11'9" x 13'9" (3.6 x 4.2)

Double glazed patio doors to garden, exposed brick wall, mutli-fuel burner, karndean flooring, TV point, radiator, door into:

#### Kitchen

# $12'1" \times 11'1" (3.7 \times 3.4)$

Modern and high quality kitchen with wall and base units, walk-in larder, corean worktops, copper inset sink, peninsula island, integrated double oven, integrated fridge freezer, integrated micro-wave, integrated dishwasher, integrated induction hob and extractor hood, under cupboard lighting, tiled floor, double glazed window, barn-style door to conservatory

# Conservatory

#### 9'10" x 13'2" (3.00 x 4.02)

Overlooking the garden. Patio doors to garden. Radiator, power points

# $\mathsf{W.C}$

W.C, wash hand basin, door to;

#### Utility

Wall and base units, countertop sink, space for washing machine and tumble dryer, wall mounted boiler

### **UPSTAIRS**

# **Bedroom One**

#### 13'9" x 11'5" (4.2 x 3.5)

Double glazed window with attractive view overlooking fields behind, radiator, power points, wardrobes

### Bedroom Two

#### 13'9" x 12'9" (4.2 x 3.9)

Double glazed window, radiator, power points, wardrobes, original fireplace

# **Bedroom Three**

#### 11'1" × 9'10" (3.4 × 3.00)

Double glazed window with attractive view overlooking fields behind, radiator, power points, wardrobes, with builtin desk and storage

### **Bedroom Four**

#### 13'1" × 12'1" (4.00 × 3.7)

Double glazed window, radiator power points, original fireplace

#### Bathroom

Modern bathroom comprising free-standing rolltop bath, shower, low level w.c, wash hand basin, double glazed window, radiator, ceiling speakers with blue-tooth control.

Access via pull down wooden ladder to extensive loft which has been partially boarded out and complete with lighting.

#### **EXTERNALLY**

With off-road driveway parking, and beautifully LANDSCAPED mature and colourful gardens - with patio areas, timber decked sun-terrace, bbq area and summerhouse. To the rear, there is also a brick outbuilding which has been divided and upgraded to provide a home gym and workshop. Both of which have power and lighting installed. Separate and additional ample storage is provided via a large shed located down the side of the property.

# \*\*Potential for LOFT EXTENSION

With PLANNING APPROVED for a fantastic loft extension creating an en-suite master bedroom! So this even more potential with this brilliant property.

















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