



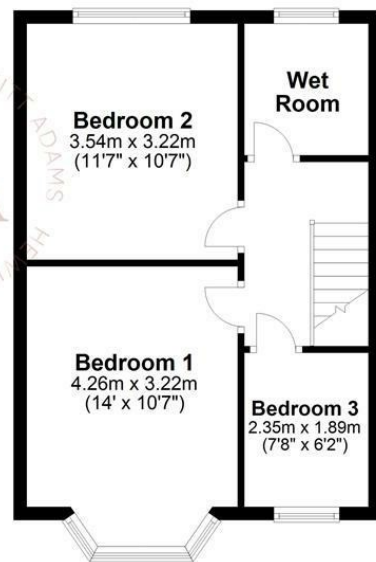
**First Floor**

Approx. 57.8 sq. metres (622.3 sq. feet)



**First Floor**

Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 97.0 sq. metres (1044.6 sq. feet)  
For illustration purposes only - not to scale

**Overdale Avenue, Wirral, Merseyside CH61 1DB**

Asking Price £275,000

3 Bedroom 2 Reception 1 Bathroom D

**\*\*Three Bedroom Semi - Semi-Rural Barnston Location - Quiet Cul-De-Sac - Woodland Aspect To Rear - Huge Potential\*\***

Hewitt Adams is pleased to showcase this charming THREE BEDROOM semi-detached family home located on Overdale Avenue in Barnston. This is a quiet, SEMI-RURAL location in the HIGHLY POPULAR AREA of Barnston, a short distance in the car from the likes of Heswall, Irby and Prenton. With considerable SPACE AT THE SIDE AND REAR offering significant opportunity to EXTEND - \*subject to planning.

The property has been lovingly maintained as a family home for many years, and comes to the market in good condition but also offers HUGE POTENTIAL for anyone looking to create their dream home.

The property enjoys an impressive WOODLAND ASPECT to the rear, providing a STUNNING BACKDROP.

In brief the accommodation affords: entrance hall, lounge, kitchen and dining room. Upstairs there are three bedrooms and a bathroom. Benefiting from a NEW roof, modern combi-boiler and modern double glazing and a NEW composite front door.

**Front Entrance**

Into:

**Hall**

Staircase to first floor, radiator

**Lounge**

11'4" x 13'11" (3.46 x 4.25)

Double glazed window, fireplace, radiator, power points

**Dining Room**

11'5" x 11'9" (3.5 x 3.6)

Double glazed window, radiator, power points

**Kitchen**

9'10" x 12'1" (3.01 x 3.7)

Wall and base units, space for cooker and fridge, inset sink, double glazed windows, leads into:

**Morning Room**

8'4" x 12'9" (2.56 x 3.89)

Double glazed windows, patio doors to garden, power points, wall mounted combi-boiler

**UPSTAIRS**

**Bedroom One**

14'0" x 10'6" (4.27 x 3.22)

Double glazed window, power points, ornate fireplace, modern fitted wardrobes

**Bedroom Two**

11'7" x 10'6" (3.54 x 3.22)

Double glazed window, power points, ornate fireplace, modern fitted wardrobes

**Bedroom Three**

7'8" x 6'2" (2.35 x 1.89)

Double glazed window, radiator, power points

**Wet-Room**

Wall mounted shower, low level W.C, wash hand basin vanity, double glazed window

**EXTERNALLY**

Front Aspect - Good sized frontage with lawn, generous driveway affording off-road parking for several cars, garage, side gate access to the rear and side garden

Rear Aspect - Backing onto the woodland behind. Comprising patio, lawn, well stocked flowerbeds.

