



Total area: approx. 116.6 sq. metres (1255.1 sq. feet)
For illustration purposes only - not to scale

Dee Park Road, Gayton, Wirral CH60 3RG

Offers In The Region Of £530,000

3 Bedroom 3 Reception 1 Bathroom D

****Stunning 1930s style semi - Sought After Gayton Location - Extended - Exquisite Characterful Features****

Hewitt Adams is delighted to offer to the market this stunning 1930 style three bedroom semi-detached family home located on the SOUGHT AFTER Dee Park Road in Gayton.

EXTENDED - this home offers bags of versatile family living space - but the owners have been careful to retain and showcase as much of the original features of this charming home as possible. A wonderful cocktail of the 'old and the new!' Features of note include parquet flooring, picture rails and wood paneling and some wonderful examples of stained glass windows.

All in all - this a very warm, and inviting home!

In brief the accommodation affords; entrance hall, lounge, dining room and extended living room, with a downstairs w.c, kitchen and utility space. *With scope to knock through the kitchen into the dining space if required.*SUBJECT TO REGS/CONSENTS.

Upstairs there are three GOOD-SIZED bedrooms and a family bathroom.

With a driveway, garage and stunning LANDSCAPED and very private rear garden that is ideally suited for families with children and pets. Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Hall

A stunning entrance hall that is warm and inviting and gives a fabulous first impression as you enter the property. With stained glass windows, parquet flooring, wood paneling and picture rails, staircase to first floor

Lounge

12'9" x 11'9" (3.9 x 3.6)

Double glazed window, radiator, power points, fireplace, concertina doors leading through to the dining room

Dining Room

12'1" x 11'9" (3.7 x 3.6)

Fireplace, radiator, power points, wooden flooring, opens into;

Living Room

11'1" x 11'1" (3.4 x 3.38)

(Extended part of the home) overlooking the wonderful rear garden, with Velux windows flooding the space with light, radiator, power points, bi-folding doors to the garden, door into;

W.C

W.C, wash hand basin

Kitchen

13'9" x 9'6" (4.2 x 2.9)

Fitted kitchen with wall and base units, double glazed window, rear door, integrated appliances, tiled floor, door into a utility area housing the washer and dryer.

*Scope to knock through into the dining room if new owners wishes to do so to create a larger open plan space -

subject to regs/consents

UPSTAIRS

Bedroom One

12'9" x 11'9" (3.9 x 3.6)

Double glazed window, radiator, power points

Bedroom Two

12'1" x 11'9" (3.7 x 3.6)

Double glazed window, radiator, power points

Bedroom Three

9'6" x 7'6" (2.9 x 2.3)

Double glazed window, radiator, power points

Bathroom

Comprising bath with shower above, low level w.c, wash hand basin, radiator, double glazed window

EXTERNALLY

With a driveway, garage and stunning LANDSCAPED and very private rear garden that is ideally suited for families with children and pets.

