



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.

