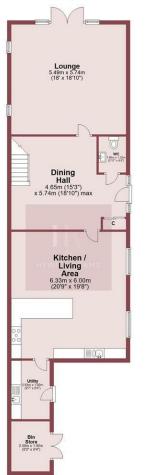
## HEWITT ADAMS













### Barnston Road, Wirral, Merseyside CH61 1BT Auction Guide £595,000



\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. STARTING BID £595,000\*\*

This impressive GATED COMMUNITY is surrounded by picturesque, sprawling COUNTRYSIDE.

In brief the 2,116 SQFT accommodation entails: large dining / entrance hall, family lounge, modern kitchen and family area, utility room, downstairs W.C.

Upstairs Sandfield Barn offers three bedrooms, the master with its own en-suite and dressing room, and a family bathroom. With a first floor private outdoor terrace and balcony off the master bedroom offering stunning views.

AUCTIONEERS COMMENTS:

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

www.hewittadams.co.uk

A: 20 Pensby Road, Heswall, CH60 7RE

Company Reg No: 09987691

ices, systems and appliances shown i Plan produced using PlanUp.

T: 0151 342 8200

Hewitt Adams Ltd. Registered in England

Company VAT No: 249324300

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### HEWITT ADAMS

#### **Front Entrance**

Into:

#### **Dining & Reception Hall**

15'3" x 18'9" (4.65 x 5.74)

Amtico flooring, underfloor heating, power points, staircase to first floor

#### Large Open Plan Kitchen & Living/Dining Area 20'9" x 19'8" (6.33 x 6.00)

A stunning part of the home - with a modern shaker style kitchen with fitted wall and base units, a peninsula island with quartz worktops, inset sink, integrated high-quality appliances that include fridge freezer, oven and hob, dishwasher, wine-chiller, pull-out bin-store. With Amtico flooring, underfloor heating, power points, double glazed windows, door to:

#### Utility

Wall and base units, inset sink, space and plumbing for washing machine, Amtico flooring. Side door leading to under-covered carport.

#### Main Family Lounge

#### 18'0" x 18'9" (5.49 x 5.74)

Double glazed windows, Amtico flooring, with underfloor heating, power points, TV point, double glazed doors to the garden

#### W.C

W.C, wash hand basin, underfloor heating

#### **UPSTAIRS**

#### Dressing Room To Master Bedroom

8'4" x 8'11" (2.56 x 2.74)

Walk-in-Dressing Room leading to the master bedroom suite

#### Master Bedroom

#### 12'0" x 18'9" (3.67 x 5.74)

Double glazed windows, radiator, power points, double glazed doors out to a private SOUTHERLY FACING balcony terrace overlooking the fields in the distance. With a door:

#### **En-Suite**

Luxury en-suite with Shower, wash hand basin vanity unit, towel rail, fully tiled, Velux

#### Bedroom Two

18'6" x 12'9" (5.64 x 3.89) Double glazed windows with view over garden and fields beyond, radiator, power points

#### **Bedroom Three**

14'7" × 9'6" (4.45 × 2.90) Double glazed windows, radiator, power points

#### Family Bathroom

High specification luxury bathroom with Shower, bath, wash hand basin vanity unit, towel rail, fully tiled

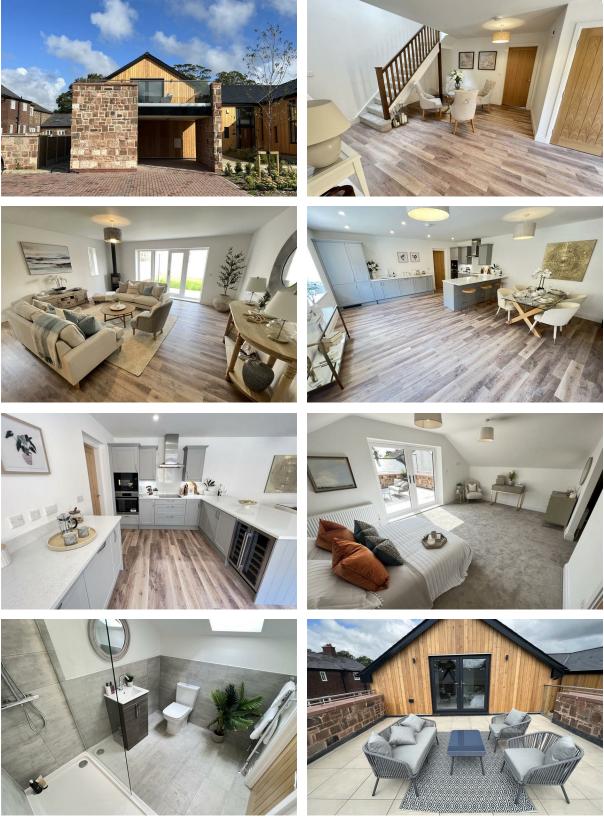
#### **EXTERNALLY**

With a private garden with lawn and patio, off-road parking for residents on a private modern car-port, with parking in front









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