



Ground Floor

Approx. 61.9 sq. metres (665.7 sq. feet)

First Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



Total area: approx. 118.3 sq. metres (1273.8 sq. feet)
For illustration purposes only - not to scale

Memorial Drive, Birkenhead, Wirral CH42 6AA
Offers Over £300,000

4 Bedroom 2 Reception 2 Bathroom B

Modern Four Bedroom Family Home - South Facing - Popular New Build Development

Hewitt Adams is delighted to offer to the market this IMMACULATE and modern four bedroom DETACHED family home located on the POPULAR Memorial Drive in Tranmere.

Coming to the market in EXCELLENT CONDITION - The property has been upgraded and EXTENDED by the owners and offers the addition of a PLAY-ROOM or office.

In the agents opinion, this is an ideal family home, which practically suits the modern family. With a W.C, PLAY-ROOM, UTILITY and a PANTRY - it is an incredibly VERSATILE home.

In brief the accommodation affords: entrance hall, w.c, play-room, living room, open-plan kitchen diner, utility. Upstairs there are FOUR BEDROOMS - the master offers a en-suite shower-room, and there is a good sized family bathroom.

With a generous two car driveway and a SOUTH FACING rear garden that is laid to patio and lawn.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into:

Hall

Radiator, stairs, power points

W.C

W.C, wash hand basin, double glazed window

Play-room

10'2" x 7'8" (3.1 x 2.36)

Ideal as a play-room or home-office.

Power points, door into garage / store

Living Room

14'5" x 11'5" (4.4 x 3.5)

Double glazed windows, radiator, power points, TV point, double doors into:

Kitchen Diner

22'11" x 9'10" (7.00 x 3.00)

Modern OPEN-PLAN kitchen diner with double glazed patio doors to garden, pantry cupboard, modern shaker style fitted kitchen with integrated appliances, inset sink, double glazed window, door into a large pantry, and further door leading to:

Utility Room

7'6" x 5'6" (2.3 x 1.7)

Comprising wall and base units, inset sink, space and plumbing for washing machine, side door, radiator, power points

UPSTAIRS

Bedroom One

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

Double glazed window, radiator, power points, fitted wardrobes, door into:

En-Suite

Comprising shower, low level w.c, wash hand basin, double glazed window

Bedroom Two

13'9" x 8'2" (4.2 x 2.5)

Double glazed window, radiator, power points, fitted wardrobes

Bedroom Three

10'5" x 7'10" (3.2 x 2.4)

Double glazed window, radiator, power points

Bedroom Four

10'5" x 7'6" (3.2 x 2.3)

Double glazed window, radiator, power points

Bathroom

Comprising bath with shower above, low level W.C, wash hand basin, double glazed window

EXTERNALLY

Front Aspect - Driveway parking for two cars. Side gate access to the rear

Rear Aspect - Good sized SOUTH FACING sunny rear garden with patio area and established lawned garden

