



Total area: approx. 119.3 sq. metres (1284.6 sq. feet)  
For illustration purposes only - not to scale

**Coleman Drive, Greasby, Wirral CH49 3AJ**  
Offers Over £340,000

🛏️ 4 Bedroom 🛋️ 3 Reception 🚿 1 Bathroom 📊 D

\*\*\*Four Bedroom Detached - Popular Area - Quiet Cul-De-Sac - Recent Refurbishments - Motivated Vendor\*\*\*

Hewitt Adams is thrilled to offer to the market this lovely family home tucked away on Coleman Drive, in the HIGHLY DESIRABLE village of Greasby. Offering spacious accommodation throughout, boasting open plan living and a separate playroom/office and utility.

This DETACHED, FOUR BEDROOM property lies within the catchment area for SOUGHT AFTER schools, local amenities and shops are a short walk away and with EXCELLENT transport links close by, including the M53 to take you further afield.

Over the last two years the property has undergone some refurbishments including NEW KITCHEN, NEW BATHROOM, NEW BOILER AND REWIRE. Therefore, taking any major expenditure away from a new owner.

In brief the property affords: entrance hall, w.c, lounge opening into the dining kitchen then conservatory, playroom/office, utility. Upstairs there are four good sized bedrooms and a modern, four piece family bathroom.



**Front Entrance**

Into:

**W.C.**

W.C, wash hand basin

**Lounge**

17'1" x 13'4" (5.23 x 4.07)

Double glazed window, radiator, power point

**Sitting Room/Playroom**

13'10" x 7'10" (4.22 x 2.39)

Double glazed window, radiator, power point

**Utility**

7'10" x 4'9" (2.39 x 1.47)

Base units with counter top, space and plumbing for washing machine and dryer, double glazed window

**Dining Kitchen**

21'5" x 8'3" (6.53 x 2.54)

Modern and stylish kitchen with wall and base units, inset sink, breakfast bar, integral dishwasher, integral fridge and freezer, integral double oven and induction hob, double glazed window to rear, radiator, power point, opens to:

**Conservatory**

9'9" x 8'2" (2.99 x 2.49)

Double glazed doors and overlooking the rear garden

**First Floor**

**Bedroom One**

12'9" x 10'9" (3.89 x 3.30)

Double glazed window, radiator, power point

**Bedroom Two**

10'7" x 8'5" (3.25 x 2.57)

Double glazed window, radiator, power point

**Bedroom Three**

10'5" x 6'7" (3.20 x 2.03)

Double glazed window, radiator, power point

**Bedroom Four**

10'9" x 8'5" (3.30 x 2.57)

Double glazed window, radiator, power point

**Externally**

Front - driveway parking for two cars

Rear - a generously sized garden laid to lawn and patio with gated access to the front

