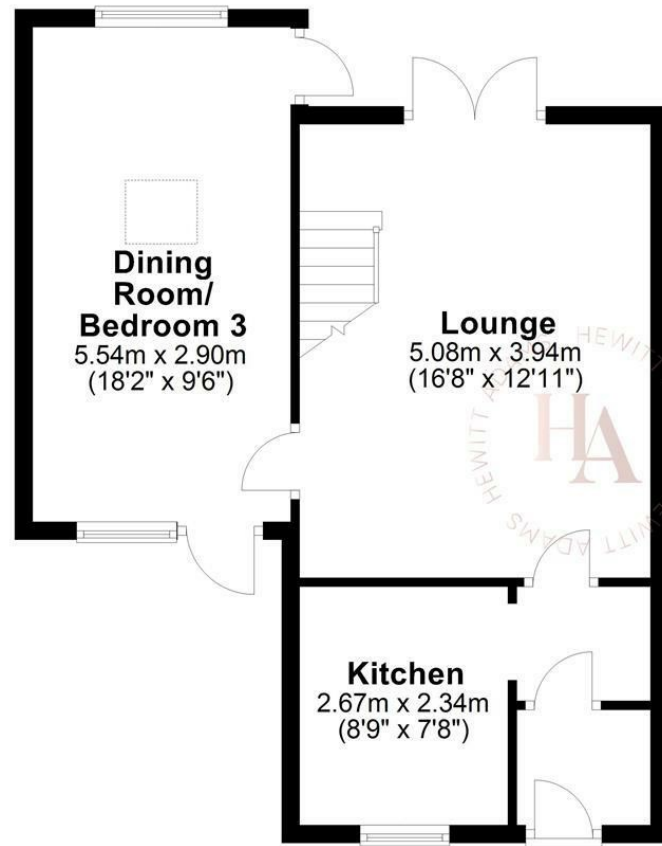




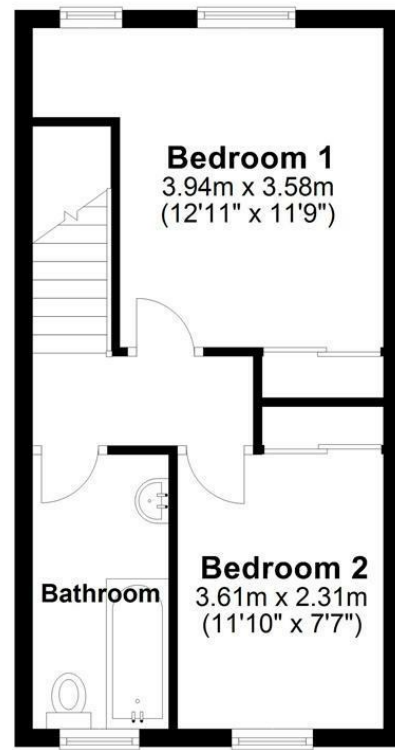
Ground Floor

Approx. 47.4 sq. metres (510.5 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.9 sq. feet)



Total area: approx. 78.4 sq. metres (843.4 sq. feet)
For illustration purposes only - not to scale

Summertrees Close, Greasby, Wirral CH49 2SD

£225,000

2 Bedroom 2 Reception 1 Bathroom

Perfect First Time Buy or Downsize - 2/3 Bedroom Semi - Sought After Cul-De-Sac - Garage Conversion - South Facing

Hewitt Adams is delighted to offer to the market this 2/3 bedroom semi-detached home on the POPULAR Summertrees Close in Greasby. Benefiting from a brilliant garage conversion which has created a superb GAMES-ROOM / CINEMA ROOM or extra bedroom.

Ideal for a FIRST TIME BUYER or DOWNSIZER - the property comes to the market in EXCELLENT CONDITION and new owners could move straight in with complete comfort.

In brief the accommodation affords; entrance hall, kitchen, lounge and dining room, living room / 3rd bedroom (currently used as a cinema / games room!). Upstairs there are two good sized bedrooms and the bathroom.

With off-road driveway parking and an easy maintenance PRIVATE rear garden that enjoys a sunny SOUTHERLY FACING aspect.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Hall

Leading to;

Kitchen

8'6" x 7'8" (2.6 x 2.34)

Wall and base units, inset sink, integrated oven and hob, double glazed window, space for white goods

Lounge

16'4" x 12'9" (5.00 x 3.9)

Double glazed door to garden, radiator, power points, TV point

Games Room / 3rd Bedroom / Dining Room

18'0" x 9'6" (5.5 x 2.90)

Double glazed windows, door to the garden, radiator, power points

Currently used a 'man cave' and games-room

UPSTAIRS

Bedroom One

12'9" x 11'5" (3.9 x 3.5)

Double glazed window, radiator, power points

Bedroom Two

11'9" x 7'6" (3.6 x 2.31)

Double glazed window, radiator, power points

Bathroom

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

EXTERNALLY

Front Aspect - Lawned front garden, driveway affording off-road parking

Rear Aspect - SOUTHERLY facing private rear garden, laid to patio for ease of maintenance

