



## Poll Hill Road, Wirral CH60 7SN

Offers In The Region Of £380,000

 4 Bedroom  2 Reception  1 Bathroom  D

**\*\*Impressively Renovated & Extended Four Bedroom Property - Sought After Heswall Location - Modern Open-Plan - Sunny Aspect\*\***

Hewitt Adams is delighted to market this STUNNING and PROFESSIONALLY RENOVATED semi-detached family home on the HIGHLY SOUGHT AFTER Poll Hill Road, just a short WALK FROM THE CENTRE OF HESWALL.

This FOUR BEDROOMED property offers fantastic, LIGHT & AIRY accommodation and enjoys a modern OPEN-PLAN configuration downstairs - with a stylish NEW kitchen with BRAND-NEW APPLIANCES and a gorgeous NEW bathroom.

Aspects of the renovation include a REAR EXTENSION, RE-WIRING, NEW CENTRAL HEATING & BOILER, NEW FLOORING, NEW WINDOWS & DOORS, NEW KITCHEN & BATHROOMS, LANDSCAPING and so much more!

In brief the accommodation affords: entrance hall, study, W.C, modern open-plan kitchen and living room. To the first floor there are three bedrooms and a family bathroom. To the second floor is a further huge bedroom with some impressive FAR-REACHING VIEWS and a glimpse of the ESTUARY and Wales.



Front Entrance

Into:

Hall

Radiator, meter cupboard, double glazed window

Study

11'11" x 7'8" (3.64 x 2.34)

Double glazed window, radiator, power points

W.C

W.C, wash hand basin

Living Room

12'11" x 12'0" (3.96 x 3.67)

Double glazed window, radiator, power points, modern flooring in attractive Herringbone style

Kitchen Diner

21'7" x 14'6" (6.58 x 4.42)

WOW FACTOR open plan kitchen dining room extension with STYLISH MODERN fitted kitchen in anthracite grey, with worktop surfaces, a comprehensive range of NEW integrated appliances including dishwasher, double oven and hob, washing machine and dryer, and fridge freezer. With BI-FOLDING doors and velux windows flooding the space with light. With modern flooring in Herringbone style. With a NEW BOILER.

FIRST FLOOR

Bedroom One

11'11" x 15'2" (3.65 x 4.64)

Double glazed window, radiator, power points

Bedroom Two

13'5" x 9'6" (4.11 x 2.91)

Double glazed window, radiator, power points

Bedroom Three

9'2" x 7'7" (2.81 x 2.33)

Double glazed window, radiator, power points

Bathroom

Stylish modern bath with black fittings. Comprising bath

with shower above, low level W.C, wash hand basin, tiled walls and floor, double glazed window, towel rail

SECOND FLOOR

Bedroom Four

12'4" x 13'5" (3.77 x 4.11)

Double glazed window, radiator, power points

EXTERNALLY

Externally there is OFF-ROAD driveway parking, and an exquisite EAST FACING garden that has been beautifully LANDSCAPED and is perfect for outdoor entertaining.

