



Kingsway, Gayton, Wirral CH60 3SW  
Offers Over £650,000

3 Bedroom 2 Reception 2 Bathroom D

\*\*Detached Family Home - Sought After Gayton Location - Sold With No Chain - Scope To Extend STPP\*\*

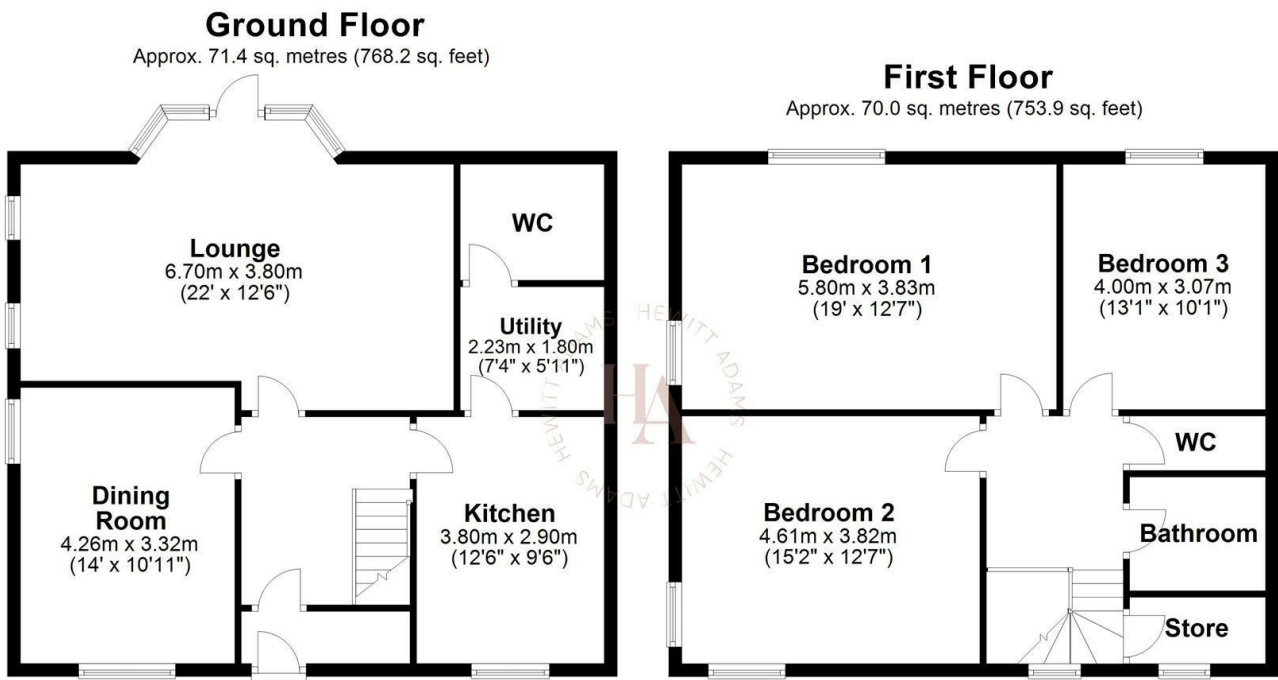
Hewitt Adams is delighted to offer to the market this attractive DETACHED family home located on the HIGHLY SOUGHT AFTER Kingsway in Gayton, a quiet and peaceful tree-lined road.

Occupying a GENEROUS PLOT the property has been a much loved family home and comes to the market having been well maintained by the owners. Within the CATCHMENT for Gayton Primary School.

In brief the accommodation affords: entrance porch, hall, dining room, lounge, kitchen, W.C. and downstairs shower-room. Upstairs there are three DOUBLE bedrooms and the family bathroom and W.C.

With a LARGE GARAGE and generous off-road DRIVEWAY PARKING. The rear garden is a really good size - ideal for families with children and pets, and benefits from being SOUTHERLY FACING and very sunny.

In the agents opinion, subject to planning permission, there is considerable scope to extend the property to the side and rear given the size of the plot and the space afforded. Create your DREAM



Total area: approx. 141.4 sq. metres (1522.1 sq. feet)  
For illustration purposes only - not to scale



Front Entrance

Into:

Porch

Glazed door into:

Hall

Parquet floor, radiator, power points, staircase leading to first floor

Dining Room

10'10" x 13'11" (3.32 x 4.26)

Double glazed windows to front and side, radiator, power points

Lounge

12'5" x 21'11" (max) (3.8 x 6.7 (max))

Double glazed windows, Patio door to the SOUTHERLY FACING rear garden, radiators, fireplace

Kitchen

12'5" x 9'6" (3.8 x 2.90)

Fitted wall and base units, worktop surfaces, inset sink, double glazed window, integrated appliances, radiator, power points. Space for a dining table and chair.

Door into:

Utility

Side door, space and plumbing for washing machine, door into:

W.C & Shower-Room

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

UPSTAIRS

Bedroom One

12'6" x 15'1" (3.82 x 4.61)

Double glazed windows, radiator, power points

Bedroom Two

12'6" x 15'1" (3.82 x 4.61)

Double glazed windows, radiator, power points

Bedroom Three

10'0" x 13'1" (3.07 x 4.00)

Double glazed windows, radiator, power points

Bathroom

Comprising bath with shower above, wash hand basin, double glazed window, airing cupboard housing modern Worcester Bosch combi boiler

W.C.

W.C, double glazed window

EXTERNALLY

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