



Private Drive, Barnston, Wirral CH61 1DF  
Offers Over £575,000

4 Bedroom 3 Reception 2 Bathroom

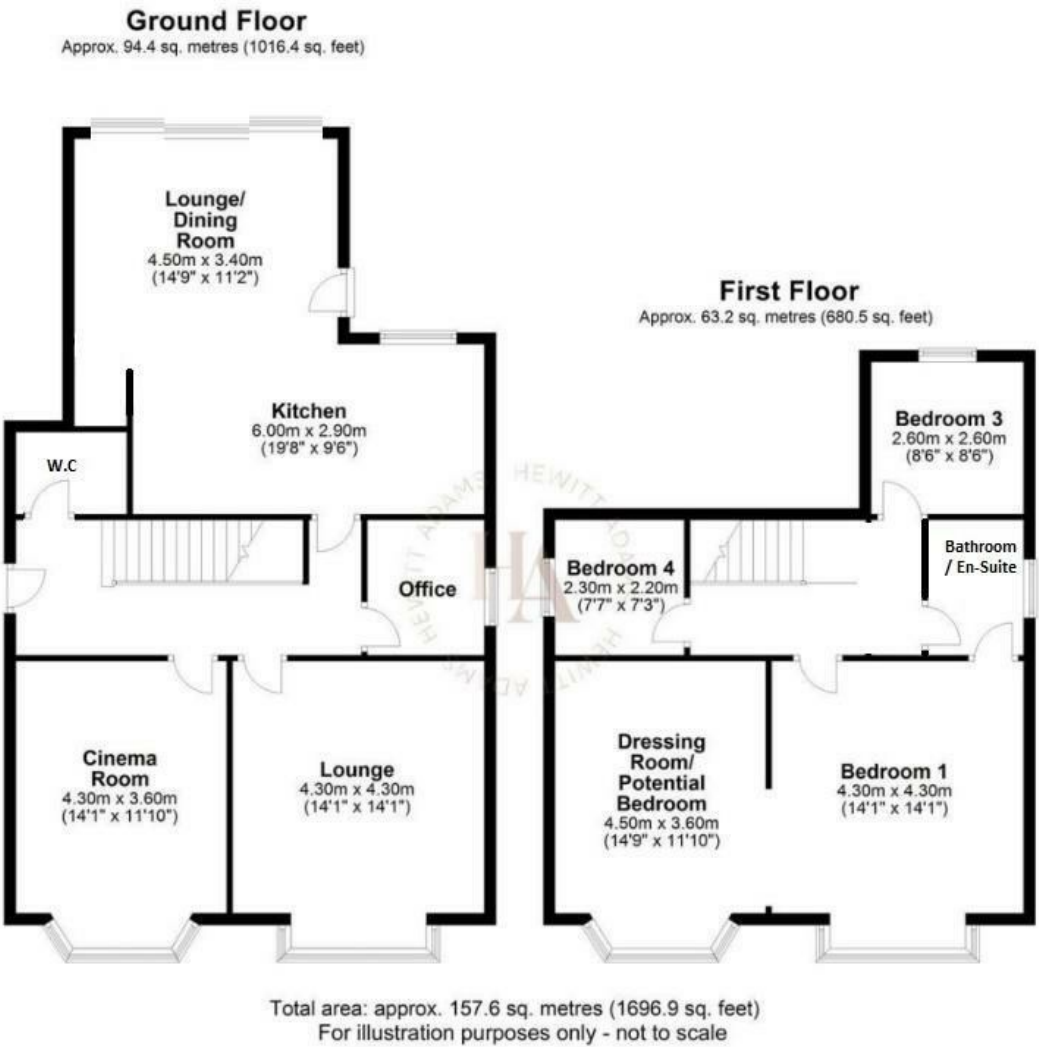
\*\*Attractive Early 1900s Detached Family Home - Fully Modernised - Sought After Barnston Location - No Onward Chain!\*\*

Hewitt Adams is delighted to welcome to the market this 3/4 bedroom DETACHED family home located on the SOUGHT AFTER Private Drive in Barnston, a short distance in the car from the likes of Heswall, Prenton, Arrowe Park and well placed for those commuting to Liverpool.

Recently RENOVATED to an EXCEPTIONAL STANDARD by the owner - the property has been taken back to brick in many places, and RE-CONFIGURED to offer a fantastic family orientated floor-plan! With NEW kitchen, NEW bathrooms, NEW staircase, NEW flooring, NEW damp-proofing, NEW cinema room and much, much more.

In brief the accommodation affords; entrance hall, w.c, cinema room, lounge with media wall, office / bedroom, open-plan kitchen dining and living area overlooking the garden. Upstairs there are three / four bedrooms and a family bathroom that conveniently also serves as a Jack&Jill style en-suite to the master. Due to lifestyle preferences - the owners made the 3rd bedroom a large dressing room to the master bedroom - but this could be readily converted back with some simple joinery.

Occupying an impressive SOUTHERLY FACING PLOT with a large driveway, garage and SUNNY ASPECT rear garden which is laid to patio and lawn. Sold with NO ONWARD CHAIN - Call Hewitt Adams to view this fantastic NO ONWARD CHAIN property on 0151 342 8200.



Front Entrance

NEW front door into;

Hall

Radiator, power points, staircase with glass balustrade

W.C

W.C, wash hand basin, fully tiled

Cinema Room

14'9" x 11'9" (4.5 x 3.6)

Double glazed bay window, radiator, power points, TV point, custom-built elevated platform creating 'cinema-style' vantage point

Lounge

13'9" x 14'1" (4.2 x 4.3)

Double glazed window, radiator, power points, custom media wall with integrated fireplace - with feature Venetian plaster

Office / Bedroom Four

9'10" x 7'6" (3.02 x 2.3)

Double glazed window, radiator, power points

Kitchen

19'8" x 9'6" (6.00 x 2.90)

Stylish integrated NEW kitchen with handleless style wall and base units, worktop surfaces, inset sink, integrated oven and hob, integrated fridge and freezer, integrated washing machine, double glazed window, opens to;

Living / Dining Room

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

Bi-folding doors to the SOUTHERLY FACING garden, radiator, power points

UPSTAIRS

Bedroom One

14'1" x 14'9" (4.3 x 4.5)

Double glazed window, radiator, power points, door into HUGE fitted dressing room (which could readily be re-converted back into a double bedroom), door into;

Bathroom / En-suite

Luxurious fully tiled bathroom comprising bath with shower above, low level W.C, wash hand basin, double glazed window, towel rail

Dressing Room (Possible Bedroom)

12'1" x 14'9" (3.7 x 4.5)

Fully fitted out as a dressing room (but could be re-configured with some simple joinery back into a large double bedroom)  
Double glazed window, radiator, power points

\*This was originally a bedroom but due to the vendors requirements, they chose to convert to a large dressing. Could readily be adapted back)\*

Bedroom Two

13'5" x 8'10" (4.1 x 2.7)

Double glazed window, radiator, power points

Bedroom Three

7'2" x 7'10" (2.2 x 2.4)

Double glazed window, radiator, power points

EXTERNALLY

Occupying an impressive SOUTHERLY FACING PLOT with a large driveway, garage and SUNNY ASPECT rear garden which is laid to patio and lawn.

