



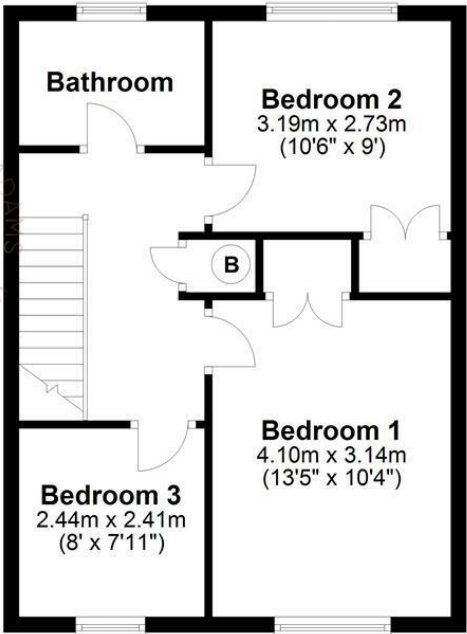
**Ground Floor**

Approx. 59.3 sq. metres (638.7 sq. feet)



**First Floor**

Approx. 43.7 sq. metres (470.0 sq. feet)



Total area: approx. 103.0 sq. metres (1108.7 sq. feet)  
For illustration purposes only - not to scale

**Axholme Road, Wirral, CH61 1BJ**

**£299,950**

 3 Bedroom  2 Reception  1 Bathroom 

**\*\*Three Bedroom Semi - Great First Time Buy - Large Corner Plot - No Chain - Extended\*\***

Hewitt Adams is delighted to offer to the market with NO CHAIN this CORNER PLOT three bedroom semi-detached home on the POPULAR Axholme Road in Thingwall.

In need of a scheme of modernisation, the property offers a new owner the opportunity to put their own stamp on it. With being on a corner plot there is scope to further extend (subject to obtaining relevant consents). however, a feature of note is the recently installed solar water heating system - every little bit helps to save on utility bills!!

In brief the accommodation affords: entrance hall, lounge, kitchen, dining room, utility, w.c, conservatory. Upstairs there are three bedrooms and the family bathroom.

With large frontage, driveway parking and detached garage a large rear garden mainly laid to lawn and block paved patio, with established borders and side gate access to the front.

Sold with NO CHAIN - Call Hewitt Adams on 0151 342 8200 to view.



Front Entrance

Into:

Hall

Radiator, power point, stairs to first floor

Lounge

11'7" x 14'1" (3.55 x 4.30)

Double glazed window, radiator, power point, opens to:

Dining Room

9'8" x 9'0" (2.95 x 2.75)

Radiator, power point, sliding doors to conservatory

Kitchen

8'4" x 8'11" (2.56 x 2.72)

Wall and base units, inset sink, space for cooker, space for fridge, double glazed window

Utility

4'11" x 8'11" (1.52 x 2.74)

Wall and base units, space and plumbing for washing machine, space for further white goods, double glazed window, door to side

W.C.

4'11" x 4'5" (1.52 x 1.35)

W.C, wash hand basin

First Floor

Bedroom One

10'3" x 13'5" (3.14 x 4.10)

Double glazed window, radiator, integral wardrobe

Bedroom Two

10'5" x 8'11" (3.19 x 2.73)

Double glazed window, radiator, integral wardrobe

Bedroom Three

7'10" x 8'0" (2.41 x 2.44)

Double glazed window, radiator, integral wardrobe

Shower Room

7'6" x 5'3" (2.31 x 1.61)

Comprising walk in shower, w.c, wash hand basin, radiator, tiled walls

Externally

Set on a corner plot with large frontage, driveway parking and detached garage. With a large rear garden mainly laid to lawn and block paved patio, with established borders and side gate access to the front.

