



Total area: approx. 109.8 sq. metres (1182.1 sq. feet)  
For illustration purposes only - not to scale



## The Pines, Wirral CH63 9FH

Offers In The Region Of £389,950

3 Bedroom 2 Reception 2 Bathroom D

**\*\*Three Bedroom Bungalow - Detached - Sought After Spital Location - South West Facing Garden - New Boiler\*\***

Hewitt Adams is pleased to offer to the market this THREE BEDROOM DETACHED Bungalow located on The Pines in Spital, a quiet residential cul-de-sac that is just a short WALK FROM THE TRAIN STATION. Having recently undergone a scheme of refurbishment - including decorated throughout, new carpets, some new patio doors, tree surgery and installation of a new Worcester Bosch combi boiler with a 10year warranty.

The Bungalow occupies a GENEROUS CORNER PLOT and enjoys a SOUTH WESTERLY FACING GARDEN.

Requiring a scheme of modernisation, the bungalow does offer a substantial amount of space and an opportunity for someone to create their dream bungalow in a HIGHLY SOUGHT AFTER AREA.

In brief the accommodation affords: entrance porch, w.c., dining room, kitchen, utility/porch, lounge with feature vaulted ceiling, conservatory, three bedrooms - including one with an en-suite, and the main bathroom.

With a DETACHED DOUBLE GARAGE, generous driveway and front and rear gardens.



Front Entrance

Into;

Porch

Double glazed window, radiator, door into w.c, door into dining room

W.C

W.C, wash hand basin, double glazed window

Dining Room

Doors out to the garden, radiator, power points

Kitchen

Wall and base units, worktop surfaces, inset sink, integrated oven and hob, integrated fridge and freezer, space for dishwasher, double glazed windows

Lounge

Large and impressive lounge with vaulted feature wooden cladded ceiling, fireplace, TV point, radiator, doors into the Conservatory, double glazed windows

Bedroom 3

Double glazed window, radiator, power points

Bedroom 2

Double glazed window, radiator, power points, wardrobes

Bedroom 1

Double glazed window, radiator, power points, wardrobes

En-Suite

Comprising shower, low level w.c, wash hand basin, double glazed window, radiator

Bathroom

Comprising bath, low level w.c, wash hand basin, radiator, double glazed window

EXTERNALLY

With a DETACHED DOUBLE GARAGE, generous driveway and front and rear gardens.

The rear garden is SOUTH WEST FACING and gets a lot of sun. With patio, decked area and a lawn.

