



Withert Avenue, Wirral, Merseyside CH63 5NF

Offers Over £325,000

3 Bedroom 2 Reception 1 Bathroom

****Highly Sought After Higher Bebington Location - Immaculate 1930s Semi - School Catchment Area - No Chain - Recently Refurbished****

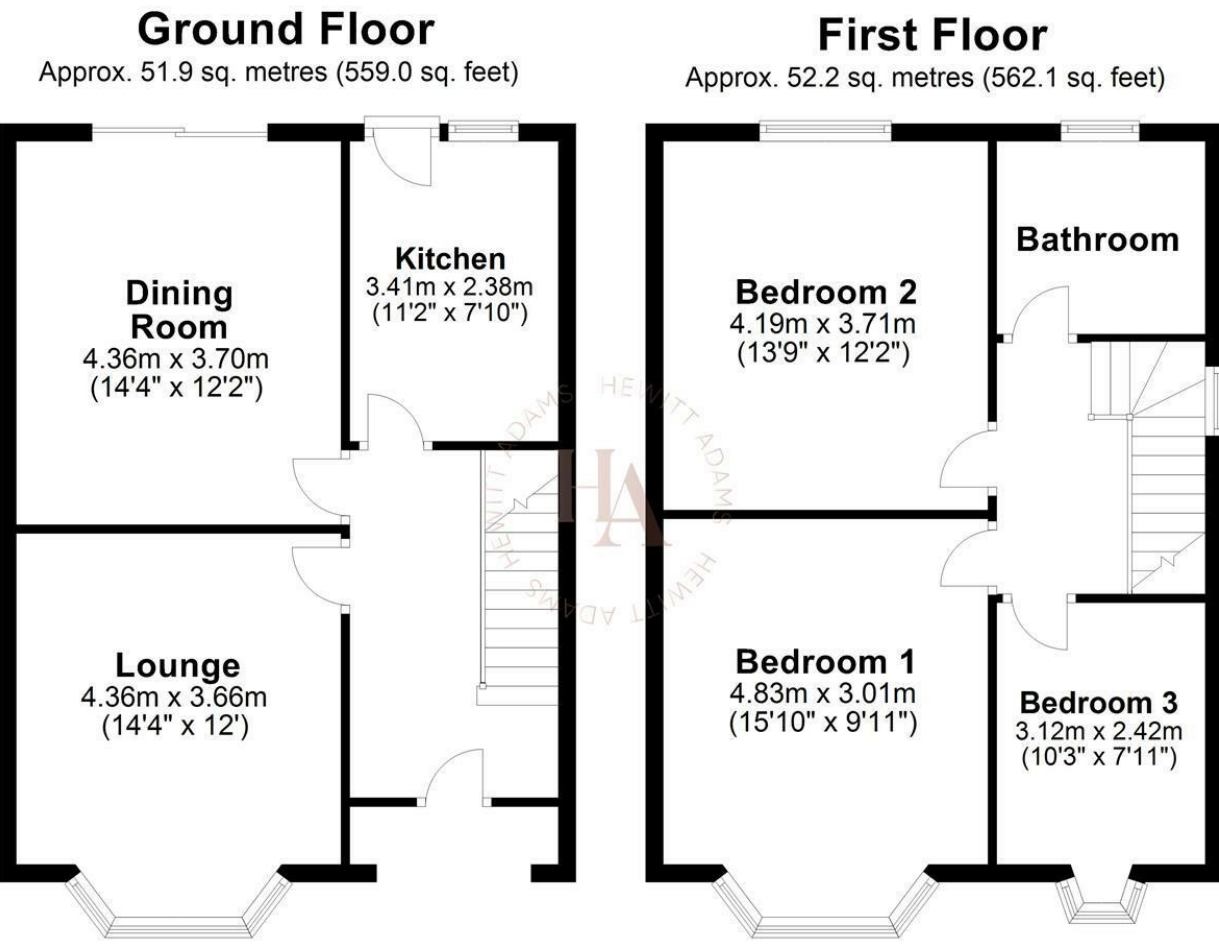
Hewitt Adams is delighted to offer to the market this attractive 1930s semi, being sold with NO ONWARD CHAIN and located on the HIGHLY SOUGHT AFTER Withert Avenue in Higher Bebington, a highly popular tree-lined road within walking distance of the shops and within the SCHOOL CATCHMENT AREA.

The property comes to the market in IMMACULATE CONDITION after being REFURBISHED in the last two years to include - FULL REWIRE, NEW BOILER & RADIATORS, NEW KITCHEN & BATHROOM, NEW LOG BURNER, FULL REDECORATION AND NEW FLOORING/CARPETS.

In brief the accommodation affords: entrance hall, dining room, lounge, kitchen. Upstairs there are three GOOD-SIZED bedrooms and a family bathroom. With off-road driveway parking, garage and attractive front and rear gardens.

The agents were impressed with just how light and bright the entire property was, and feel this will make a fantastic family home.

With scope and space to extend the kitchen out into the sizeable South Westerly facing rear garden or create an open-plan kitchen and living area if required - subject to permissions being obtained. Call Hewitt Adams on 0151 342 8200 to view.



Total area: approx. 104.1 sq. metres (1121.0 sq. feet)
For illustration purposes only - not to scale

Front Entrance

Into:

Hall

Spacious hallway, with stairs leading to first floor, under-stairs cupboard, radiator

Lounge

12'0" x 14'3" (3.66 x 4.36)

Double glazed bay window to front aspect, radiator, power points, NEW log burner

Dining Room

12'1" x 14'3" (3.70 x 4.36)

Double glazed doors out to the garden and patio, burner, radiator, power points, TV point

Kitchen

11'3" x 7'9" (3.43 x 2.38)

NEW KITCHEN - Wall and base units, inset sink, space for white goods, double glazed window to rear, double glazed door out the garden

UPSTAIRS

Bedroom One

15'10" x 9'10" (4.83 x 3.01)

Double glazed bay window to front aspect, fitted wardrobes, radiator, power points

Bedroom Two

13'8" x 12'2" (4.19 x 3.71)

Double glazed window to rear aspect, fitted wardrobes, radiator, power points

Bedroom Three

7'11" x 10'2" (2.42 x 3.12)

Double glazed window to front aspect, radiator, power points

Bathroom

NEW BATHROOM comprising bath with shower above, low level W.C, hand wash basin, radiator, double glazed window, part tiled walls

EXTERNALLY

Front Aspect - Driveway affording off-road parking. Attractive lawned front garden.

Rear Aspect - SOUTH WESTERLY FACING rear garden that gets a lot of sunshine. With patio area, large lawned, mature trees and blossoms. With access to the garage, and brick-built outhouse which has been converted into a utility room with space and plumbing for a washing machine, tumble dryer and fridge/freezer.

