



## Hogarth Drive, Noctorum, Merseyside CH43 9JG

£900 PCM

 3 Bedroom  2 Reception  2 Bathroom  C

**\*\*Immaculate Three Bedroom + Orangery - Immaculate Condition - Integrated Kitchen \*\***

Hewitt Adams is delighted to offer To LET this stunning Three Bedroom property on Hogarth Drive, Noctorum.

Stunningly presented this property ticks all the boxes for prospective tenants - Sought after residential location, Great access links for commuters, Fabulous internal condition, Integrated Kitchen, Orangery / Dining area, Easy maintenance rear garden with astro-turf lawn and decking and private parking.

In brief the accommodation affords; entrance hall, cloakroom, lounge, integrated kitchen, Orangery / dining room. Upstairs there are three well proportioned bedrooms the master of which boasts an en-suite plus a family bathroom.

The property also benefits from double glazing and gas central heating.

Unfurnished, Available 1st December, Only Small Pets Considered due to the size of the property.



**Entrance**

Composite security front door into;

**Hallway**

Double glazed to side aspect, radiator

**WC**

Low level w.c, wash hand basin, radiator

**Lounge**

14'9x9'6 (4.50mx2.90m)

Double glazed to front aspect, tv point, power points, store cupboard, wall mounted feature fire with back-light display and flame

**Kitchen**

13'8x8'6 (4.17mx2.59m)

A modern and bright kitchen with fitted wall and base units, surface worktops, inset sink, integrated fridge and freezer, integrated oven and hob, extractor fan, space for a free standing washing machine, tiled floor, radiator, breakfast table and stools, double doors into;

**Orangery**

12'7x9'3 (3.84mx2.82m)

A brilliant aspect of the home is this Orangery / Dining area which opens out onto the rear garden and fills the kitchen area with light.

**Bedroom 1**

13'9x9'10 (4.19mx3.00m)

A large master bedroom with double glazed windows to rear, integral wardrobes, power points, radiator, door into;

**En-Suite**

Shower cubicle, low level w.c, wash hand basin

**Bedroom 2**

12'3x7'7 (3.73mx2.31m)

Double glazed to front, radiator, power points

**Bedroom 3**

13'9x6'9 (4.19mx2.06m)

Double glazed to front aspect, radiator, power points

**Bathroom**

Comprised of panel bath, low level w.c, wash hand basin, radiator

**Externally - Front Elevation**

Manicured front lawn and pathway leading to front entrance, access to rear driveway and parking as well as rear gate to garden

**Externally - Rear Elevation**

This sunny rear garden is the best of both worlds - great on the eyes and easy to maintain. Offering a decked area perfect for outdoor entertaining, garden shed and a plush astro turf lawn.

