



Total area: approx. 166.8 sq. metres (1795.1 sq. feet)
For illustration purposes only - not to scale



Frankby Close, Wirral, CH49 3PT

£495,000

 4 Bedroom  3 Reception  3 Bathroom  C

****Extended Four Bedroom Detached Family Home - Sought After Greasby Location - School Catchment****

Hewitt Adams is thrilled to market this stylish, modern FOUR bedroom detached family home that has been skillfully EXTENDED & MODERNISED - coming to the market in fantastic condition.

Occupying a generous plot, the home sits proudly in Frankby Close - a SOUGHT AFTER Greasby location that is within walking distance and CATCHMENT AREA for the local Greasby schooling. Making this a PERFECT FAMILY HOME.

In brief the accommodation affords; entrance hall, lounge, study, sitting room, kitchen diner, downstairs shower room/utility. Upstairs there are four bedrooms, one with a shower room and a bathroom.

With off-road driveway parking for three cars, garage and a family friendly well-maintained rear garden that is ideal for children and pets.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into:

Hall

Radiator, power points, stairs to first floor

Lounge

17'1" x 16'9" (5.23 x 5.13)

Double glazed window to front, radiator, power points, Velux windows

Study

11'0" x 13'3" (3.37 x 4.04)

Double glazed window to front, radiator, power points

Sitting Room

14'7" x 12'1" (4.47 x 3.70)

Double glazed patio doors to rear, gas fire, radiator, power points

Kitchen Diner

10'11" x 28'6" (max) (3.35 x 8.71 (max))

Modern and stylish wall and base units, inset sink, integrated oven and microwave, integrated fridge and freezer, integrated dishwasher, breakfast bar, space for large dining table & chairs, double glazed window and patio doors to rear garden, door to garage

Shower Room / Utility

5'10" x 8'8" (1.80 x 2.66)

Comprising shower, w.c, wash hand basin, space and plumbing for washing machine

UPSTAIRS

Bedroom One

10'5" x 12'0" (3.19 x 3.68)

Double glazed window to front, radiator, power points, fitted wardrobe

Bedroom Two

9'11" x 9'1" (3.03 x 2.78)

Double glazed window to rear, radiator, power points

Bedroom Three

10'5" x 10'4" (max) (3.18 x 3.16 (max))

Double glazed window, radiator, power points, en-suite shower

Bedroom Four

6'7" x 9'4" (2.03 x 2.87)

Double glazed window, radiator, power points

Bathroom

5'6" x 7'8" (1.68 x 2.36)

Comprising bath with shower above, wash hand basin, w.c, heated towel rail, double glazed window, radiator, tiled floor & part tiled walls

EXTERNALLY

With off-road driveway parking for three cars, integral garage and a family friendly well-maintained rear garden, mainly laid to lawn and decking, that is ideal for children and pets.

