



Total area: approx. 142.7 sq. metres (1536.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

Kingsway, Wallasey, Merseyside CH45 4PL

£239,950

4 Bedroom 2 Reception 1 Bathroom D

*** NO CHAIN - Large Period Semi-Detached House - Backs Onto Wallasey Manor Tennis Club ***

Hewitt Adams is delighted to offer For Sale this stunning Four Bedroom, period Semi-Detached house split over three floors on Kingsway, Wallasey.

The property is in good condition with double glazed windows and gas central heating, and will be offered to the market with no onward chain.

In brief the ground floor of the property consists of: Entrance Porch, Hallway, WC, Lounge, Dining Room and Kitchen. The first floor has three Bedrooms and a Bathroom. The second floor has a fourth Bedroom.

Externally there is a good sized Garden that backs onto Wallasey Manor Tennis club and on street Parking to the front.

Please call Hewitt Adams to arrange a viewing today.

Porch

uPVC door to the Porch with a timber and single glazed door to the Hallway.

Hallway

Laminate flooring, radiator, meter cupboard, staircase to the first floor accommodation.

WC

WC, wash basin with taps, tiled walls and flooring, window to the side elevation.

Lounge

17'06x12'11 (5.33mx3.94m)

Bay window to the front elevation, radiator, laminate flooring.

Dining Room

16'06x10'03 (5.03mx3.12m)

Window to the rear elevation, radiator, laminate flooring.

Kitchen

10'05x8'05 (3.18mx2.57m)

Wall and base units with worktops, inset sink and drainer with mixer tap, electric oven, gas hob and extractor fan, space for white goods, inset spot lights, window and uPVC door to the rear elevation.

First Floor

Bedroom 1

19'02x15'06(max) (5.84mx4.72m(max))

Bay window and a further window to the front elevation, two radiators.

Bedroom 2

16'02x10'04 (4.93mx3.15m)

Window to the rear elevation, two radiators.

Bedroom 3

13'06x8'07 (4.11mx2.62m)

Window to the rear elevation, radiator, cupboard with the gas boiler.

Bathroom

Bath with shower over, WC, wash basin with mixer tap, partially tiled walls, tiled floor, two windows to the side elevation, inset spot lights, heated chrome towel radiator.

Second Floor

Bedroom 4

16'02x12'07(max) (4.93mx3.84m(max))

Window to the front elevation, radiator.

Externally - Front Elevation

On street Parking.

Externally - Rear Elevation

A beautifully landscaped Garden which overlooks the Tennis club and benefits from a decked area, laid to lawn section and fenced boundaries.

