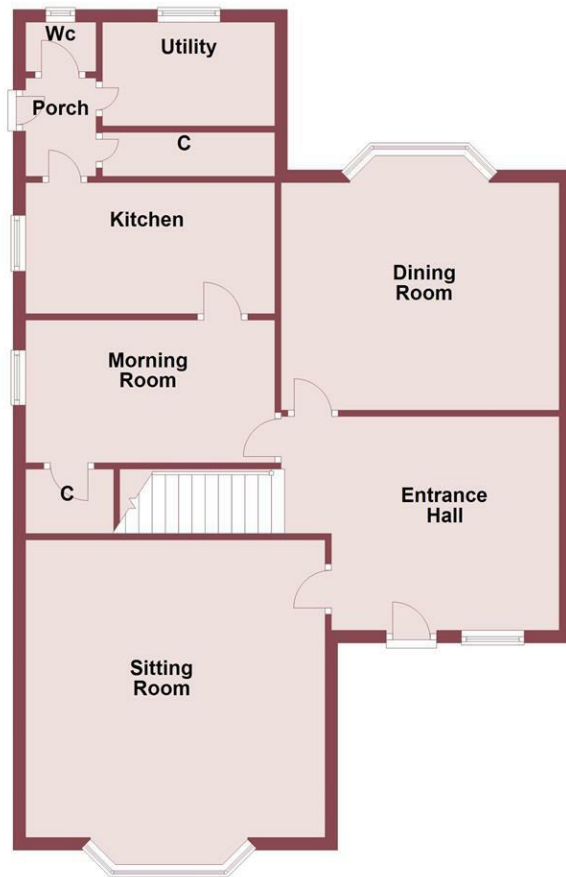




Ground Floor



First Floor



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.

## Earle Drive, Parkgate, Cheshire CH64 6RZ

Offers Over £595,000

4 Bedroom 2 Reception 1 Bathroom

**\*\*Impressive 4 Bedroom 1920'S Character Home - Prestigious Parkgate Location - Large Plot\*\***

Hewitt Adams is excited to bring to the market this stunning LARGE semi-detached PERIOD home on the ENVIABLE LOCATION of Earle Drive in Parkgate. A PRESTIGIOUS address - this tree-lined road is a short distance from the Parkgate Parade, the Wirral Way, the Cricket & Sports Club and Neston is only a short walk away!

This impressive family home sits within a LARGE sunny aspect plot, with impeccably maintained and LANDSCAPED GARDENS. The property has been well loved and still retains the character features you'd expect from a home from this era. These include - stained glass windows, intricate woodwork, leaded windows, wooden flooring and feature fireplaces.

Whilst requiring a scheme of modernisation - this is a property that is full of boundless potential, and could readily be renovated into someone's DREAM HOME in a location that is incredibly sought after.

In brief the accommodation affords: entrance hall, lounge, dining room, morning room, kitchen, rear porch, W.C and utility. Upstairs there are four generous bedrooms and a family bathroom.

Externally there are pristine LANDSCAPED gardens to the front and rear, with a large driveway and detached garage. Given the size of the plot, there is plenty of space to the side and rear to extend -subject to regs and consents. Call Hewitt Adams on 0151 336 0808 to view.

**Front Entrance**

Into:

**Hall**

12'10 x 11'10 (3.91m x 3.61m)  
Radiator, power points, windows

**Sitting Room**

16'04 x 13'05 (4.98m x 4.09m)  
Large bay window to front, fireplace with attractive wooden mantelpiece and surround, radiators, power points

**Dining Room**

16'04 x 12'11 (4.98m x 3.94m)  
Attractive bay window to rear overlooking the garden, impressive fireplace and surround, radiator, power points

**Morning Room**

10'2" x 9'6" (3.10m x 2.90m)  
Window to side, power points, radiator, pantry / under-stairs cupboard, door into:

**Kitchen**

10'10 x 7'01 (3.30m x 2.16m)  
Wall and base units. inset sink, space for white goods, window, door leading to rear porch, utility and W.C.

**Utility**

7'04 x 6'11 (2.24m x 2.11m)  
Space and plumbing for washing machine, basin, window

**W.C.**

W.C.

**UPSTAIRS**

**Bedroom One**

13'9" x 13'5" (4.2 x 4.1)  
Windows, radiator, power points.

**Bedroom Two**

14'00 x 13'00 (4.27m x 3.96m)  
Windows, radiator, power points, fireplace

**Bedroom Three**

12'08 x 11'06 (368.20m x 3.51m)  
Windows, radiator, power points, fireplace

**Bedroom Four**

10'06 x 10'05 (3.20m x 3.18m)  
Windows, radiator, power points

**Bathroom**

7'03 x 6'03 (2.21m x 1.91m)  
Comprising bath, low level W.C, wash hand basin

**EXTERNALLY**

Externally there are pristine LANDSCAPED gardens to the front and rear, with a large driveway and detached garage. Given the size of the plot, there is plenty of space to the side and rear to extend - subject to regs and consents

