




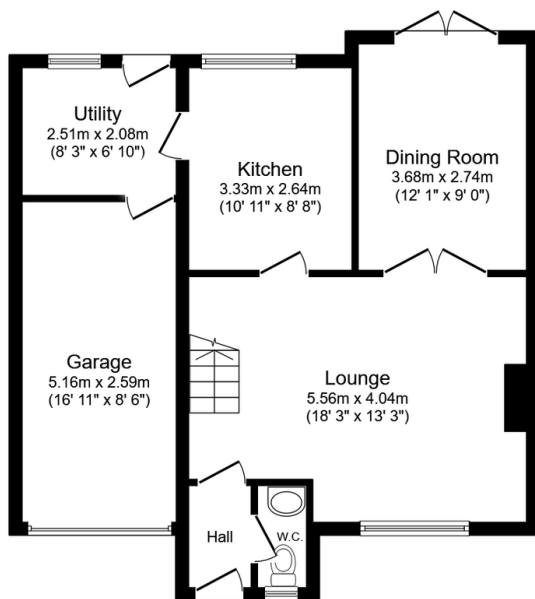
Deneshey Road | Hoylake

Offers Over £385,000

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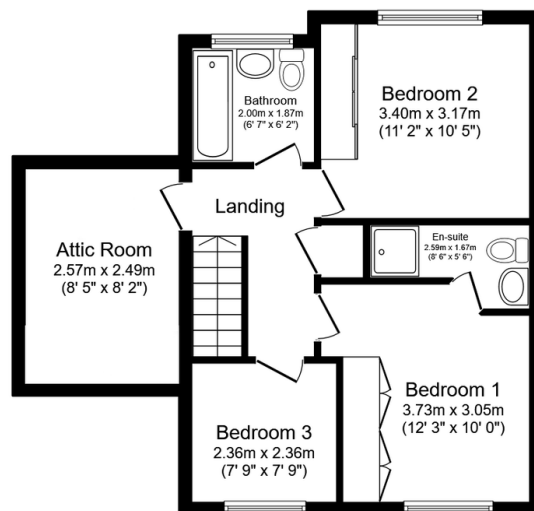


- 2 Minute Walk To Hoylake Promenade
- 3 Bedrooms With Converted Garage Room
- Garage With Electronic Control
- EPC - C
- Low Maintenance Garden
- 10 Minute Walk To Market Street
- Ensuite From Master Bedroom
- Approx. 1,241 Sq. Foot of Space
- Council Tax Band - D
- Downstairs WC



Ground Floor

Floor area 63.9 m² (687 sq.ft.)



First Floor

Floor area 51.5 m² (554 sq.ft.)

TOTAL: 115.3 m² (1,241 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Summary

Just a stone's throw away from Hoylake Promenade sits this charming three bed link semi-detached home. The deceptively large property features an electronically controlled garage, ensuite and utility room.



Downstairs there is a large lounge with an electric fireplace and a separate dining room overlooking the low-maintenance rear garden. The kitchen is well equipped with built in double oven, dishwasher, fridge freezer, gas hob and built in extractor fan. There is a separate utility room which houses the gas boiler, along with space and plumbing for a washing machine and dryer.

The property features three bedrooms and a converted room above the garage. A family bathroom with a whirlpool bath and an ensuite to the master bedroom complete the spacious home. The home benefits from double glazing in each room with some being recently replaced. There is also a gas central heating system, with radiators in each room.

Lounge - 5.56m x 4.04m (18'2" x 13'3")

Featuring an electric fire, central heating radiator and double glazing, the large lounge room has access to the kitchen, dining room and provides access to upstairs.

Kitchen - 3.33m x 2.64m (10'11" x 8'7")

The well equipped kitchen is finished with modern light coloured units with contrasting work tops and tiled splashback. The kitchen features a double built in electric oven, gas hob, extractor fan and built in dishwasher. There's a range of wall and floor units and plenty of worktop space.

Utility Room - 2.51m x 2.08m (8'2" x 6'9")

The utility room has plumbing and space for a washing machine and dryer and has access to the garage and rear garden. There is also a separate sink and further storage.

Dining Room - 3.68m x 2.74m (12'0" x 8'11")

The dining room is finished in a neutral decor with double glazed UPV door out to the rear garden and is accessed via the lounge.

Attic Room - 2.57m x 2.49m (8'5" x 8'2")

Suitable as a home office or simply as a storage area, the room features a skylight window and a central heating radiator.

Bathroom - 2m x 1.87m (6'6" x 6'1")

The bathroom features a curved, whirlpool bath with shower over, low level WC and built-in basin with vanity unit.

Master Bedroom - 3.73m x 3.05m (12'2" x 10'0")

The master bedroom is large enough to house a king size bed, features built in wardrobes and has access to the ensuite.



Ensuite - 2.59m x 1.67m (8'5" x 5'5")

The ensuite features a walk in shower, low level WC unit and built in basin / vanity unit, with a heated towel rail finishing the room.

Bedroom 2 - 3.4m x 3.17m (11'1" x 10'4")

The second bedroom will accommodate a double bed and also benefits from built in wardrobes.

Bedroom 3 - 2.36m x 2.36m (7'8" x 7'8")

The smallest of the three bedrooms would house a single bed or could be used as a home office. The room has a double glazed window and a central heating radiator.

Garden

The sunny rear garden is made up laid flagstones and turf, with stepping stones and stone chippings. There is a raised decking area which includes external electric sockets, as well as an in ground water feature.

