



**Leaway, Wirral CH49 2PY**



***welcome to***

**Leaway, Wirral**

Beautifully presented two double bedroom bungalow featuring a spacious lounge and open-plan kitchen/diner overlooking a generous garden with decking. Full of character with stained glass windows, parquet flooring, a utility room, and driveway parking for multiple cars.



A beautifully presented two double bedroom bungalow, offering a perfect blend of charm and modern living. Set on a generous plot, the property boasts a spacious lounge ideal for relaxing or entertaining, and an impressive open-plan kitchen/lounge/diner that opens out to a stunning garden with a decking area-perfect for enjoying the sunshine.

Character features are thoughtfully retained throughout, including elegant stained glass windows and warm parquet flooring, adding personality and timeless appeal. A separate utility room provides practical space for laundry and storage, while the driveway offers ample parking for multiple vehicles. Well maintained and tastefully decorated throughout, this delightful home is ready to move into and enjoy. Early viewing is highly recommended to appreciate all it has to offer.

## Entrance Hall

## Lounge

19' 11" into bay x 11' 10" ( 6.07m into bay x 3.61m )

## Kitchen/Diner

27' 4" x 9' ( 8.33m x 2.74m )

## Utility Room

10' 7" max x 6' 4" ( 3.23m max x 1.93m )

## Bedroom One

13' 7" into bay x 11' 11" ( 4.14m into bay x 3.63m )

## Bedroom Two

10' 3" max x 8' 7" ( 3.12m max x 2.62m )

## Bathroom

## Front Garden

## Rear Garden

## Garage

14' 11" x 8' 2" ( 4.55m x 2.49m )



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welcome to

## Leaway, Wirral

- Council tax band C
- Well presented throughout
- Two reception rooms
- Two double bedrooms
- Utility room

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

**£395,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GRE104228 - 0006

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