



Leaway, Greasby, Wirral CH49 2PY

welcome to

Leaway, Greasby 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.



Property Description

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

Composite door to the front, parquet flooring, radiator and two storage cupboards.

Lounge

19' 11" into bay x 11' 10" (6.07m into bay x 3.61m)
Double glazed bay window to the front aspect, two double-glazed stained-glass windows to the side aspect, multi-fuel burner fire with hearth and surround, two wall lights and parquet flooring.

Kitchen/Diner

27' 4" x 9' (8.33m x 2.74m)
Fitted kitchen with wall and base units, double glazed window to the rear aspect, bi-fold doors to the rear garden, lantern roof window, five ring burner gas hob, extractor and double oven, sink and drainer, two radiators, integrated fridge and solid wood flooring.

Utility Room

10' 7" max x 6' 4" (3.23m max x 1.93m)
Wall and base units, sink and drainer, plumbing for a washing machine, radiator and LVT flooring.

Bedroom One

13' 7" into bay x 11' 11" (4.14m into bay x 3.63m)
Double glazed bay window to the front aspect, double panel radiator, parquet flooring, stained glass window to the side aspect and wooden shutter blinds.

Bedroom Two

10' 3" max x 8' 7" (3.12m max x 2.62m)
Double glazed window to the side aspect, parquet flooring, radiator and wooden shutter blinds.

Bathroom

Double glazed window to the side aspect, walk in shower, wash hand basin set within a vanity unit, WC, tiled flooring and a chrome heated towel rail.

Front Garden

Iron gates to the front with a paved driveway with planted borders and garage access.

Rear Garden

Enclosed rear garden with a decking area from the kitchen/diner, lawn area with planted borders and a summer house with electric.

Garage

14' 11" x 8' 2" (4.55m x 2.49m)
Front up and over door, UPVC door to the side with lighting and power.



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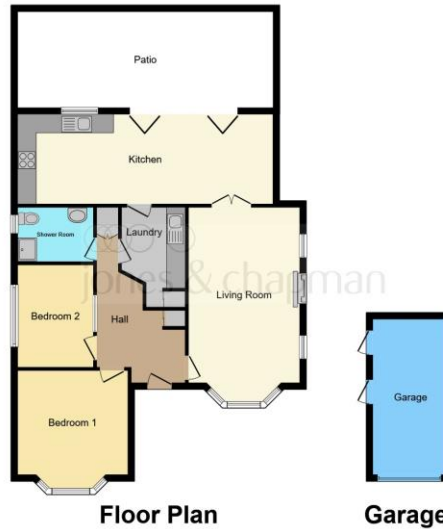
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Leaway, Greasby Wirral

- Well presented throughout
- Two reception rooms
- Two double bedrooms
- Utility room
- Off road parking & garage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of
£395,000



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



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Property Ref:
GRE104228 - 0009

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