



Fernhill, Wallasey, CH45 5AW

welcome to

Fernhill, Wallasey

An ideal house for a growing family. With three bedrooms and a boarded loft with skylight, plastered and heating, this generous property must be viewed. It's got character, off road parking and a fabulous bathroom. Book your viewing today



Property Description

Situated on Fernhill, and at the end of Rowson Street, this delightful semi-detached property boasts a host of features. Comprising entrance hall with stable door, traditional panelling, and leading through to a lounge with feature fire place, dining room with French door to garden. Accessed from the hall, the kitchen comprises cream high gloss wall and base units and wood effect work surface. Under stairs utility cupboard holds plumbing for washing machine. To the first floor there are three bedrooms, and family bathroom, with Jacuzzi bath, and Aromatherapy shower unit. The second bedroom has stairs rising to the loft area, with ski light window, radiator and a fireplace. Externally the property benefits from being set back from the road. Garden to the front and off road parking. The rear garden is split into entering areas, mature planting and beautiful Acer trees. Book now to avoid missing out.

Entrance Hall

Stable door and single glazed window to the front, and two radiators. Meter cupboard and plate rack.

Lounge

14' 10" x 12' 3" (4.52m x 3.73m)

Window, radiator and living flame inset fire place. Laminate flooring, picture rail and deep covered ceiling.

Dining Room

11' 4" x 13' 11" (3.45m x 4.24m)

Single glazed window and door leading to garden. Radiator and laminate flooring. Picture rail and deep covered ceiling.

Kitchen

7' 10" x 8' 11" (2.39m x 2.72m)

Fitted kitchen comprising wall and base cupboards, one and a half bowl sink and drainer unit and work surfaces. Built-in oven and microwave. Electric hob with stainless steel extractor hood above. Fridge freezer. Kickboard lighting.

Utility Area

Off entrance hall.

First Floor Landing

Stained glass window to the side.

Bedroom One

12' 4" x 14' 11" max (3.76m x 4.55m max)

Single glazed bay window, radiator and deep covered ceiling.

Bedroom Two

14' x 11' 4" (4.27m x 3.45m)

Single glazed window, radiator and deep covered ceiling.

Open stairs rising.

Bedroom Three

8' x 8' 3" (2.44m x 2.51m)

Single glazed window, radiator and picture rail.

Bathroom

8' 11" x 7' 10" (2.72m x 2.39m)

Four piece bathroom suite comprising Jacuzzi corner bath, shower cubicle with jets and steam aromatherapy shower, wash hand basin and WC. Tiled walls and floor, ladder towel rail and two single glazed windows.

Second Floor

Loft Area

18' 3" x 15' 4" (5.56m x 4.67m)

Restricted Head Height.

Attic window, radiator, electric fire, light and sockets.



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welcome to

Fernhill, Wallasey

- Council Tax Band: B
- Semi-Detached, Three bedrooms
- Two good Sized reception rooms
- Boarded loft area with Stairs
- Beautiful garden, split into areas for seating or entertainment

Tenure: Freehold EPC Rating: D

£265,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL110016 - 0006

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