



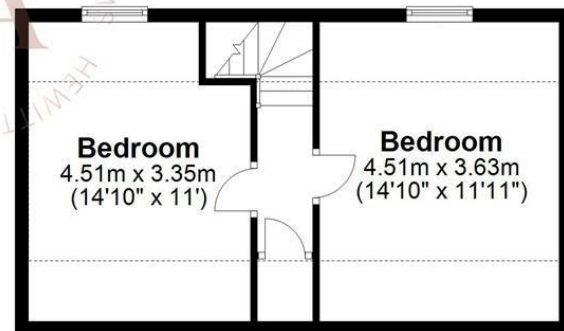
Ground Floor

Approx. 96.5 sq. metres (1038.7 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.7 sq. feet)



Total area: approx. 132.7 sq. metres (1428.5 sq. feet)
For illustration purposes only - not to scale

Joan Avenue, Wirral, CH46 6DA

£325,000

3 Bedroom 2 Reception 1 Bathroom

Three Bed Dormer Bungalow - Detached - Extended - Heart Of Moreton

Hewitt Adams are thrilled to be offering to the market this extended three bedroom detached dormer bungalow on Joan Avenue in Moreton. Right in the heart of the local amenities, transport links to Liverpool and a short walk to Moreton Cross.

This property offers a large footprint of versatile living space sat on a large plot with driveway parking and a south west facing rear garden. With three generously sized bedrooms, two of which are on the first floor, this property is sure to appeal to downsizers and families alike.

In brief the property affords: porch, hallway, large living room, kitchen diner, bedroom, shower room and conservatory. Upstairs there are two further bedrooms.

The rear garden is currently laid to patio and slate gravel, with a shed and bar area, but could be landscaped further to create a modern day oasis.

Call Hewitt Adams today to view this great addition to the housing market.

Front Entrance

Into:

Porch

Door to:

Hall

Radiator, power points, stairs to first floor

Living Room

11'10" x 26'8" (3.62 x 8.15)

Double glazed bay window, radiator, power points, gas fire, double doors to conservatory

Kitchen Diner

19'9" x 15'2" (max) (6.02 x 4.63 (max))

Wall and base units, integrated oven and grill, electric hob, space and plumbing for washing machine, double glazed window, patio doors to rear, ample space for dining table and chairs

Conservatory

9'1" x 16'1" (2.78 x 4.91)

Overlooking the rear garden with sliding doors

Bedroom

11'6" x 13'3" (3.53 x 4.06)

Double glazed bay window, radiator, power points

Shower Room

6'9" x 7'1" (2.08 x 2.16)

Comprising shower, W.C/bidet, wash basin, tiled walls and floor, heated towel rail

First Floor

Bedroom

11'10" x 14'9" (max) (3.63 x 4.51 (max))

Double glazed window, radiator, power points

Bedroom

10'11" x 14'9" (max) (3.35 x 4.51 (max))

Double glazed window, radiator, power points

Externally

Front - off road parking

Rear - sunny aspect south west facing, mainly laid to patio. With garden shed and bar area

Council Tax Band

C

