



Total area: approx. 115.6 sq. metres (1244.3 sq. feet)  
For illustration purposes only - not to scale

## Ridgefield Road, Wirral, CH61 8RS

Offers Over £300,000

3 Bedroom 2 Reception 1 Bathroom D

**\*\*Three Bedroom Semi - Modernised - Open Plan Kitchen Diner - Perfect First Time Buy\*\***

Hewitt Adams is pleased to offer to the market this MODERNISED three bedroom semi on the POPULAR Ridgefield Road in Pensby.

Coming to the market in EXCELLENT CONDITION this property has been significantly improved the owners with an OPEN-PLAN KITCHEN DINER.

Also offering a downstairs W.C and a utility area.

In brief the accommodation affords entrance hall, lounge, kitchen diner, w.c, utility. Upstairs there are three good sized bedrooms and a modern family bathroom.

With off-road driveway parking and a LARGE REAR GARDEN that is nicely landscaped and ideal for families. Call Hewitt Adams on 0151 342 8200 to view this ideal FIRST TIME BUY or STARTER FAMILY HOME.

**Front Entrance**

Into:

**Hall**

Stairs to first floor

**Living Room**

18'0" x 10'5" (5.50 x 3.19)

Double glazed window, radiator, power points, double doors to the conservatory

**Conservatory**

9'5" x 12'2" (2.88 x 3.71)

Power points, looking onto the rear garden

**Kitchen Diner**

26'6" x 11'4" (max) (8.09 x 3.47 (max))

Wall and base units, inset sink, integrated fridge & freezer, range cooker, space for dishwasher, space and plumbing for washing machine, ample space for dining table & chairs, double glazed windows to front and rear, power points, radiator

**W.C.**

7'4" x 3'0" (2.25 x 0.92)

W.C, wash hand basin, heated towel rail

**Utility/Storage**

8'11" x 11'9" (2.74 x 3.60)

Power points, doors to front and rear

**First Floor**

**Bedroom**

11'5" x 9'11" (3.50 x 3.03)

Double glazed window, radiator, power points

**Bedroom**

9'5" x 14'9" (max) (2.89 x 4.52 (max))

Double glazed window, radiator, power points

**Bedroom**

8'3" x 8'4" (2.52 x 2.55)

Double glazed window, radiator, power points

**Shower Room**

5'3" x 10'5" (1.61 x 3.18)

Comprising walk in shower, wash hand basin vanity, w.c, heated towel rail, tiled walls

**Externally**

Front - substantial frontage with driveway parking for multiple cars

Rear - good sized garden laid to lawn and patio with garden shed and summer house

