





Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no reposnsibility is taken for any error, ommision or mis-statement.The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or effiency can be given.
Plan produced using PlanUp.

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HEWITT ADAMS
ESTATE & LETTING AGENTS



Grange Cross Lane, West Kirby, Merseyside CH48 8BJ

£2,600 PCM

*** Walk In Wow Factor - Large Four Bedroom Detached - Sought After West Kirby Location ***

Hewitt Adams is delighted to offer TO LET this stunning, high specification and recently extended Four Bedroom Detached House that benefits from stunning frontal views of the countryside. Located on Grange Cross Lane a popular and very desirable road in West Kirby.

In brief the ground floor of the property consists of: Entrance Porch, Hallway, Lounge, Kitchen with open plan Family Room, Utility Room with WC. The first floor offers a Family Bathroom and four Bedrooms, the Master has an En-Suite facility.

Externally there is is a large Driveway, Car Port with roller door to the front, Garage and a large Westerly Facing Garden.

Small Pets Considered. No Smokers, Unfurnished, Available Mid to Late October

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Entrance
Timber and glazed panel door to the Porch.

Hallway
Window to the side elevation, radiator, laminate flooring, staircase to the first floor accommodation.

Lounge
14'01x12'04 (4.29mx3.76m)
Bay window to the front elevation, radiator, laminate flooring.

Kitchen
13'11x11'10 (4.24mx3.61m)
Wall and base units with worktops, inset sink and driner with mixer tap, under counter cabinet lights, plinth lights, space for a fridge freezer, radiator, laminate flooring. Integrated double oven, induction hob with extractor fan and dishwasher, open to the Family Room.

Family Room
19'07x16'0 (5.97mx4.88m)
Vaulted ceiling with inset spot lights, French doors and windows to the rear elevation, French doors to the side elevation, window to the side elevation, two radiators, laminate flooring.

Utility Room
Sink, drainer and mixer tap, window to the side elevation.

WC
WC, wash basin with tap.

First Floor Landing
Loft access.

Master Bedroom
12'0x11'05 (3.66mx3.48m)
Bay window to the front elevation, radiator.

En-Suite
Shower cubicle, electric shower, WC and wash basin with mixer tap vanity unit, fully tiled walls and floors, inset spot lights.

Bedroom 2
11'09x10'02 (3.58mx3.10m)
Window to the rear elevation, radiator.

Bedroom 3
19'08x7'08 (5.99mx2.34m)
Window to the rear elevation, radiator.

Bedroom 4
8'10x7'03 (2.69mx2.21m)
Window to the front elevation, radiator.

Bathroom
Corner bath with mixer tap and shower attachment, shower cubicle, WC and wash basin with mixer tap vanity unit, window to the rear elevation, inset spot lights, tiled walls and floors.

Externally - Front Elevation
Large Driveway, Car Port, access to the rear.

Externally - Rear Elevation
A large Westerly facing mature Garden with plants and shrubbery put mainly laid to lawn.










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