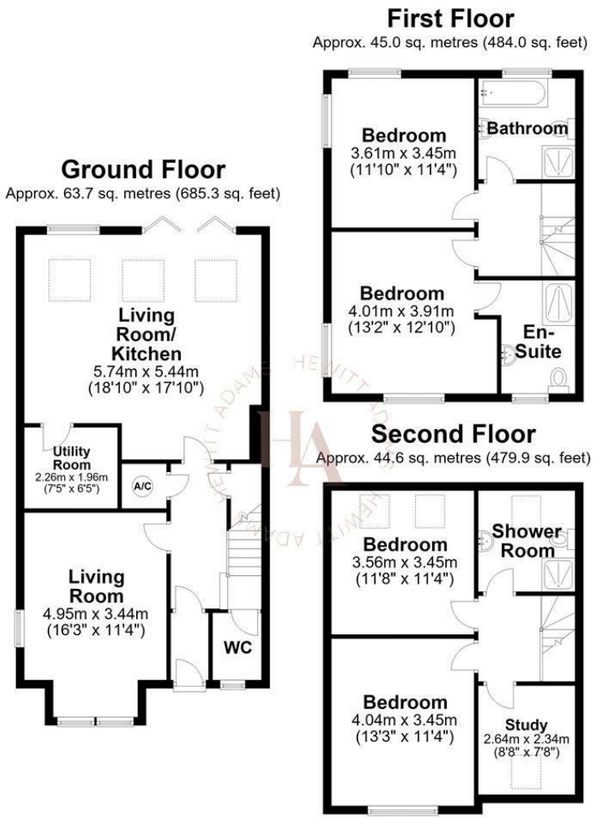






Total area: approx. 153.2 sq. metres (1649.2 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS



Lang Lane, Wirral, CH48 5BW

Offers Over £550,000

5 Bedroom | 1 Reception | 3 Bathroom

IMPRESSIVE FOUR/FIVE-BEDROOM PERIOD FAMILY HOME IN A SOUGHT-AFTER WEST KIRBY LOCATION

Occupying an enviable position on Lang Lane, this substantial Victorian semi-detached home offers an impressive amount of characterful and versatile accommodation arranged across three floors. Ideally positioned for family life, the property is within easy reach of excellent local schools, parks and the vibrant centre of West Kirby, with its excellent selection of shops, cafés, restaurants and convenient railway station.

The accommodation briefly comprises an entrance porch with attractive Minton-style tiled flooring, welcoming hallway, impressive main lounge with high ceilings, downstairs WC and a superb extended open-plan kitchen/dining room providing a fantastic space for everyday family living and entertaining.
To the first floor are two generous double bedrooms, with the principal bedroom benefiting from a fantastic en-suite shower room. A luxurious family bathroom, complete with freestanding bath, is also located on this level.
The second floor provides a further three versatile bedrooms, one currently utilised as a home office, together with an additional shower room – making this an excellent home for a growing family.

Externally, the property benefits from off-road driveway parking and a private rear garden.

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Front Entrance
Into:

Porch
Minton-style tiled floor, door into:

Hall
Staircase, radiator, power points

Living Room
16'2" x 11'3" (4.95 x 3.44)
Double glazed window, radiator, power points

W.C
W.C, wash hand basin

Open-Plan Kitchen Diner
18'9" x 17'10" (5.74 x 5.44)
Modern EXTENDED open-plan kitchen diner with double glazed sliding doors, velux windows, fitted wall and base units, central island, inset sink, integrated appliances, double glazed window, door into:

Utility
7'4" x 6'5" (2.26 x 1.96)
Space and plumbing for washing machine

FIRST FLOOR

Bedroom One
13'1" x 12'9" (4.01 x 3.91)
Double glazed windows, radiator, power points, fitted wardrobes, door into:

En-Suite
En-suite shower-room with shower, low level W.C, wash hand basin, heated towel rail

Bedroom Two
11'9" x 11'3" (3.6 x 3.45)
Double glazed windows, radiator, power points

Bathroom
Luxurious bathroom suite comprising free-standing bath, low level W.C, wash hand basin, double glazed window, heated towel rail

SECOND FLOOR

Bedroom Three
13'3" x 11'3" (4.04 x 3.45)
Double glazed windows, radiator, power points

Bedroom Four
11'8" x 11'3" (3.56 x 3.45)
Double glazed windows, radiator, power points

Study / Bedroom Five
8'6" x 7'8" (2.6 x 2.34)
Velux, radiator, power points

Shower-Room
Comprising shower, low level W.C, wash hand basin

EXTERNALLY
Front Aspect - Off-road driveway parking

Rear Aspect - Private rear garden with patio and lawn

Council Tax Band
D










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