



**Pine Tree Grove, Wirral CH46 9QU**



**welcome to**

**Pine Tree Grove, Wirral**

Well-presented detached family home, complete with two reception rooms, off road parking for multiple vehicles and well-maintained rear garden ideal for entertaining. Perfectly located a short distance away from local shops, primary schools and public transport links.



## Property Description

Internally you can expect to find a bright entrance hall with access to understairs storage, the front aspect lounge complete with wood burner. At the rear is a spacious lounge diner with media wall and access to the rear garden. The kitchen allows access to a utility and lean to providing additional storage space. Upstairs is the family bathroom and four bedroom three of which are double rooms. Externally to the front the drive allows off road parking for multiple vehicles, at the rear the garden is private and not overlooked from neighbouring properties, complete with lawn and raised composite decking area. Viewing advised for this one!!

### Entrance Hall Lounge/Diner

19' 9" x 13' 5" ( 6.02m x 4.09m )

### Lounge

10' 5" x 12' 8" ( 3.17m x 3.86m )

### Kitchen

8' 10" x 7' 4" ( 2.69m x 2.24m )

### Utility Room

10' max x 4' 7" ( 3.05m max x 1.40m )

### Lean To

11' 6" x 8' 1" ( 3.51m x 2.46m )

### Bedroom One

10' 6" x 10' 11" ( 3.20m x 3.33m )

### Bedroom Two

9' 11" x 7' 1" to wardrobe door ( 3.02m x 2.16m to wardrobe door )

### Bedroom Three

9' 11" x 7' 2" ( 3.02m x 2.18m )

### Bedroom Four

7' 4" x 5' 7" ( 2.24m x 1.70m )

### Bathroom



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welcome to

## Pine Tree Grove, Wirral

- Detached Family Home
- Four Bedrooms
- Fitted kitchen and Utility room
- Two Reception Rooms
- Private rear garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£295,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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