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HEWITT ADAMS
ESTATE & LETTING AGENTS



Seaton Road, Wallasey, CH45 5HJ

£1,400 PCM

4 Bedroom | 2 Reception | 1 Bathroom

Hewitt Adams is delighted to offer to the rental market this imposing four-bedroom semi-detached home on Seaton Road, a short drive from the sought-after area of New Brighton.

The property is immaculately presented throughout and is available immediately on an unfurnished basis, subject to the usual referencing checks.

Set over three floors, the accommodation comprises an entrance vestibule, hallway, lounge, dining room and kitchen on the ground floor.

The first floor offers three bedrooms and a family bathroom, with an impressive fourth bedroom occupying the second floor.

Externally, there is a large rear garden with outbuildings for storage only. On-street parking is available.

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Entrance
A composite front door opens into an entrance vestibule with a tiled floor and a timber door leading into the hallway.

Hallway
Laminate flooring, a radiator and a staircase leading to the first floor accommodation.

Lounge
14'11x12'10 (4.55mx3.91m)
A bay window to the front elevation, laminate flooring and a radiator.

Dining Room
12'0x9'11 (3.66mx3.02m)
French doors open to the rear garden. The room has laminate flooring and a radiator.

Kitchen
An impressive L-shaped kitchen with French doors opening to the rear garden, a skylight and a further window to the rear elevation. The kitchen is fitted with a range of wall and base units with worktops and tiled splashbacks, an inset sink and drainer with a mixer tap, an electric oven, a hob and an extractor fan. There is space for white goods, along with spotlights, laminate flooring and a radiator.

First Floor

Bedroom 1
15x12 (4.57mx3.66m)
A bay window to the front elevation and a radiator.

Bedroom 2
12x11'4 (3.66mx3.45m)
A window to the rear elevation, a radiator and an original cast-iron fireplace.

Bedroom 3
9'5x7'0 (2.87mx2.13m)
A window to the front elevation and a radiator.

Bathroom
Fitted with a bath with a mixer tap, a mixer shower and a glass shower screen, a WC and a vanity unit with an inset wash basin and mixer tap. There is also a heated chrome towel rail, a window to the rear elevation and an extractor fan.

Second Floor

Bedroom 4
19'4x16'9 (max) (5.89mx5.11m (max))
A window to the front elevation, a radiator, eaves storage and an original cast-iron fireplace retained as a decorative feature.

Externally
Unallocated on-street parking is available to the front of the property. The rear garden features a decked area, a paved patio, a pebbled section, a lawn and an outbuilding providing storage.










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