



**Gotham Road, Wirral CH63 9NG**



**welcome to**

**Gotham Road, Wirral**

This detached family home is a must see! Originally, four bedrooms, the fourth bed has been knocked through into the master to create a walk-in wardrobe. Boasting an integrated garage, large kitchen diner, utility room and two sitting rooms this house has so much to offer.



## Property Description

Entering the property, you're greeted with a light and airy hallway with the living room off to the left. The living room, to the front is a large space, perfect for entertaining. Double doors lead through into the second sitting room to the rear of the property, looking out into the garden. The kitchen diner, to the rear, has double patio doors leading into the garden. It offers plenty of counter and cupboard space for all your culinary needs. Just in case you did need anymore space, there is a handy utility between the kitchen and the garage, equipped with more cupboard space and a sink. Completing the downstairs accommodation, is a w/c off the hallway.

Upstairs has the footprint of four bedrooms but currently set up with three generously sized bedrooms serviced by a family shower room. The main bedroom utilises the fourth bedroom as a walk-in wardrobe, but the stud wall can easily be re-erected to accommodate your needs. The landing hosts a storage cupboard, where the old water tank would have been.

Outside, to the rear, a peaceful sunny garden awaits. With manicured lawn, patio space surrounding the house and decking to the top of the garden there is plenty of space to relax. The front of the property has more grassy garden and a large driveway capable of accommodating multiple cars.

## Lounge

20' 6" x 11' 3" ( 6.25m x 3.43m )

## Sitting Room

8' 5" x 11' 11" ( 2.57m x 3.63m )

## Kitchen

17' 5" x 13' 3" ( 5.31m x 4.04m )

## Utility Room

7' 8" x 7' 9" ( 2.34m x 2.36m )

## Bedroom One

10' 1" x 13' 3" ( 3.07m x 4.04m )

## Bedroom Two

10' x 11' ( 3.05m x 3.35m )

## Bedroom Three

7' 2" x 11' 1" ( 2.18m x 3.38m )

## Walk In Wardrobe

7' 2" x 9' 3" ( 2.18m x 2.82m )

## Family Bathroom



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welcome to

## Gotham Road, Wirral

- Three bedrooms
- Detached family home
- Off-road parking and garage
- Private rear garden
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

**£425,000**



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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Property Ref:

BEB110568 - 0003

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