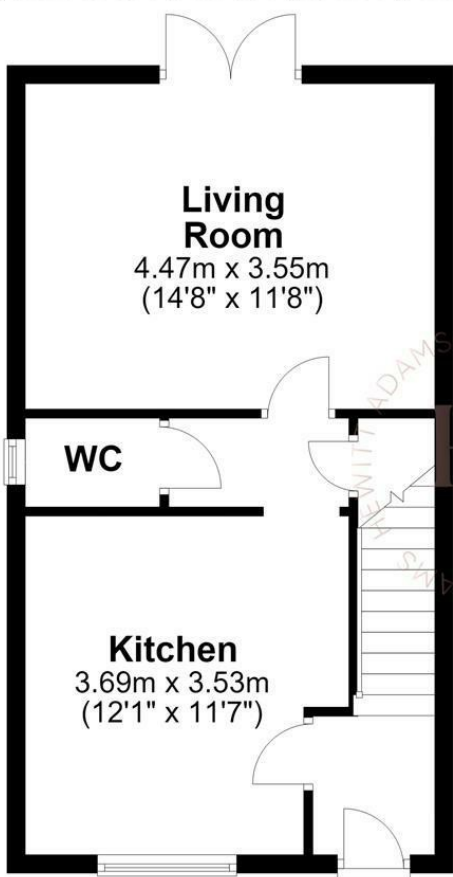




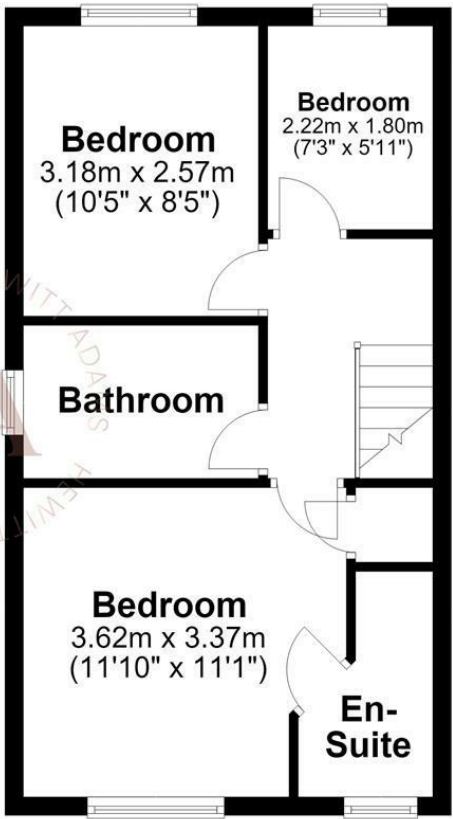
Ground Floor

Approx. 37.5 sq. metres (404.2 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 75.1 sq. metres (808.8 sq. feet)
For illustration purposes only - not to scale

Fairwater Avenue, Birkenhead, CH41 8AN

£240,000

3 Bedroom 1 Reception 2 Bathroom B

Three Bed Semi Detached - Immaculately Presented - Perfect First Time Buy

Hewitt Adams is delighted to be the agent of choice to showcase this immaculately presented, three bed semi detached property on Fairwater Avenue, Birkenhead. A wonderfully constructed development three years ago to impeccable standards.

In the agents opinion, this property is an ideally suited for a first time buyer looking to jump on the property ladder and start their homeownership journey.

In brief the property affords: entrance hall, inviting kitchen diner, spacious living room with patio doors to the rear, w.c. Upstairs there are three bedrooms, the main with an en suite, and a family bathroom.

To the front of the property there is driveway parking for two cars. The rear offers a landscaped garden laid to lawn and block paved patio.

Call Hewitt Adams today to book a viewing of your new home.

Front Entrance

Into:

Hall

Radiator, power points, stairs to first floor

Kitchen

11'6" x 11'0" (3.53 x 3.37)

A modern and stylish kitchen with wall and base units, inset sink, a range of integrated kitchen appliances, space and plumbing for a washing machine, double glazed window and ample space for a table and chairs

W.C.

4'9" x 3'2" (1.47 x 0.97)

W.C, wash hand basin

Living Room

14'7" x 11'7" (4.47 x 3.55)

Double glazed patio doors to the rear, power points, radiator

First Floor

Bedroom

11'10" x 11'0" (3.62 x 3.37)

Double glazed window, radiator, power points, door to:

En Suite

4'9" x 8'0" (1.47 x 2.46)

Comprising shower, w.c, wash hand basin, heated towel rail

Bedroom

8'5" x 10'5" (2.57 x 3.18)

Double glazed window, radiator, power points

Bedroom

5'10" x 7'3" (1.80 x 2.22)

Double glazed window, radiator, power points

Bathroom

8'5" x 5'5" (2.57 x 1.67)

Comprising bath with shower above, w.c, wash hand basin, radiator, part tiled

Externally

Front - driveway parking for two cars

Rear - mainly laid to lawn and block paved patio with side gate access to the front

Council Tax Band

B

