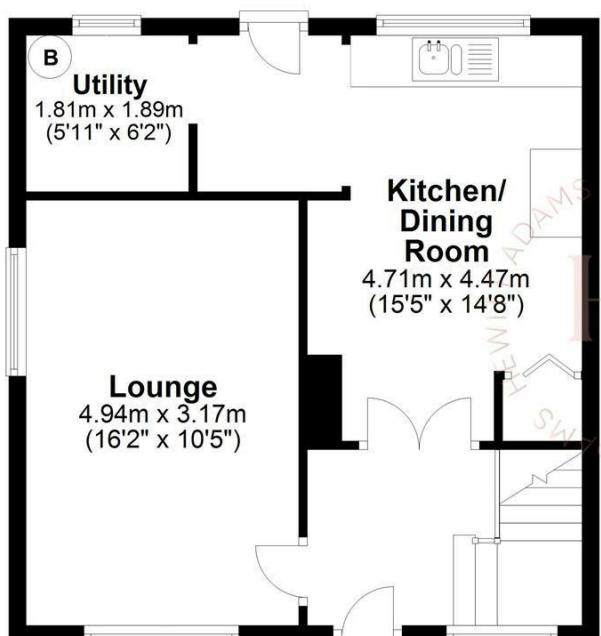




### Ground Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



### First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 88.5 sq. metres (952.2 sq. feet)

For illustration purposes only - not to scale



**Leeswood Road, Wirral, Merseyside CH49 9BG**  
**£195,000**

3 Bedroom 1 Reception 1 Bathroom C

\*\*Three Bedroom End-Terrace - Large Rear Garden - Perfect First Time Buy - No Onward Chain\*\*

Hewitt Adams is delighted to offer to market this THREE BED end of terrace home, a perfect FIRST TIME BUY or for INVESTORS with a current rental yield of £900 pcm.

The property has undergone a complete refurbishment prior to the tenancy including a total rewire, new double glazed windows throughout, new flooring, carpets and front door. With a NEW KITCHEN & a NEW BATHROOM installed at that time.

In brief the accommodation affords: entrance hall, lounge, kitchen diner, utility. Upstairs there are three bedrooms and a family bathroom.

With a GENEROUS REAR GARDEN, laid to lawn and patio, due to this being an END TERRACE with a corner plot. Plus, off-road driveway parking to the front for at least two cars.

Call Hewitt Adams on 0151 342 8200 to view.

## Front Entrance

Into:

## Hall

Staircase to first floor, double glazed window

## Lounge

16'2" x 10'4" (4.94 x 3.17)

Double glazed windows, radiator, power points, TV point

## Kitchen Diner

15'5" x 14'7" (4.71 x 4.47)

Wall and base units, inset sink, space for dining table, double glazed window to rear aspect, radiator, space for range oven

## Utility

5'11" x 6'2" (1.81 x 1.89)

Space for fridge freezer, wall-mounted Vailant boiler

## UPSTAIRS

### Bedroom One

12'2" x 12'9" (3.71 x 3.89)

Double glazed window to front, radiator, power points

### Bedroom Two

12'1" x 8'10" (3.69 x 2.70)

Double glazed window, radiator, power points

### Bedroom Three

7'0" x 9'8" (2.15 x 2.97)

Double glazed window, radiator, power points, integral wardrobes

## Bathroom

8'3" x 5'6" (2.53 x 1.68)

Bath with shower above, wash hand basin, WC, double glazed window, towel rail

## EXTERNALLY

Front Aspect - Driveway parking, side gate access to the rear garden

Rear Aspect - Private landscaped garden with patio and lawn.

