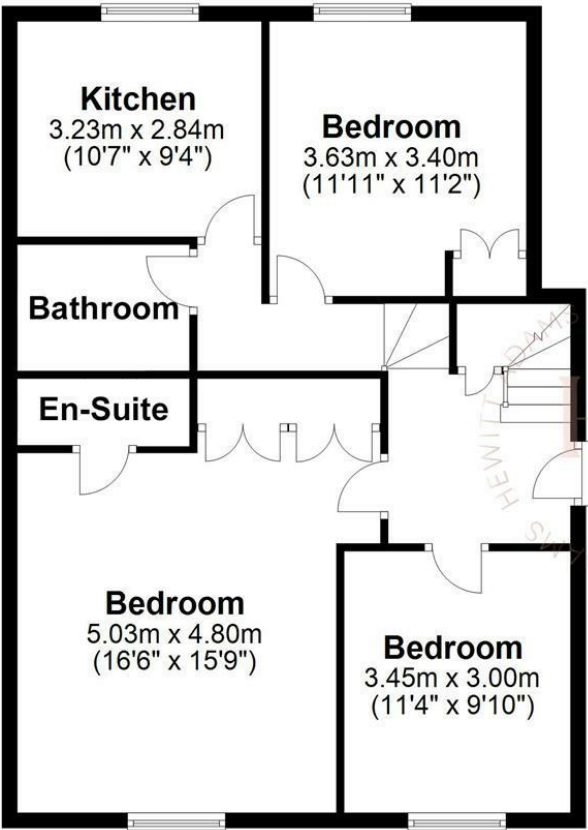




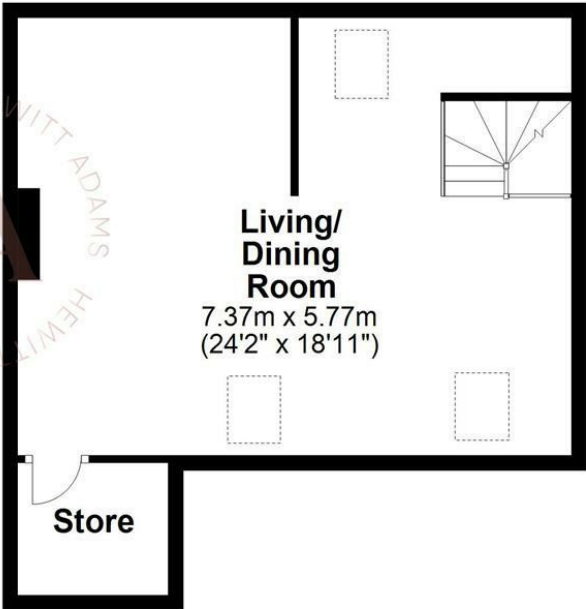
First Floor

Approx. 74.2 sq. metres (798.9 sq. feet)



Second Floor

Approx. 46.2 sq. metres (497.2 sq. feet)



Total area: approx. 120.4 sq. metres (1296.2 sq. feet)
For illustration purposes only - not to scale



Grange Road, Wirral, Merseyside CH48 4DY
£285,000

3 Bedroom 1 Reception 2 Bathroom C

Three Double Bedroom Apartment - Prime West Kirby Location - No Onward Chain

Hewitt Adams is thrilled to offer to the market this luxurious three bedroom apartment in the heart of West Kirby. You will struggle to find a more convenient location if you wish to be a short walk to great local amenities, transport links and a wide range of boutique shops, bars and restaurants. The renowned Marine Lake is a stones throw away as is West Kirby beach with the delightful walk to Hilbre Island.

The accommodation is laid out over two floors and provides a spacious and light filled, open plan living dining room across the top floor. With three double bedrooms, one with an en suite, a separate bathroom and a James James fitted kitchen, all the boxes are ticked!

In the agents opinion this property would make a perfect option for a first time buyer wanting to be in the bustling town centre or young professionals needing easy access over to Liverpool City centre.

In brief the property affords: hall, three double bedrooms, one with ensuite, family bathroom, kitchen. To the first floor, the open plan living dining space.

Front Entrance

Into:

Hall

Stairs to first floor

Bedroom One

17'5" x 16'6" (5.33 x 5.03)

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

En Suite

7'6" x 2'4" (2.29 x 0.73)

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

Bedroom Two

11'10" x 11'1" (3.63 x 3.40)

Double glazed window, radiator, power points, integrated wardrobes

Bedroom Three

10'0" x 9'10" (3.05 x 3.00)

Double glazed window, radiator, power points

Currently being used as a study

Kitchen

10'7" x 9'3" (3.23 x 2.84)

Modern & stylish James James fitted kitchen with wall and base units, breakfast bar, inset sink with Quooker hot tap, induction hob, integrated appliances including fridge and freezer, dishwasher, oven and microwave; integrated washing machine

Bathroom

7'8" x 5'5" (2.34 x 1.67)

Comprising bath with shower above, w.c, wash hand basin, heated towel rail, part tiled

First Floor

Living Space

18'9" x 17'5" (5.74 x 5.33)

A characterful open plan living and dining room with Velux

windows, radiators, power points, gas fire, door to storage cupboard

Externally

With a rear courtyard for exclusive use of this property and off road parking to the rear for multiple cars

Additional Information

Length Of Lease Remaining - circa 195 years

Service Charge - £1500pa

