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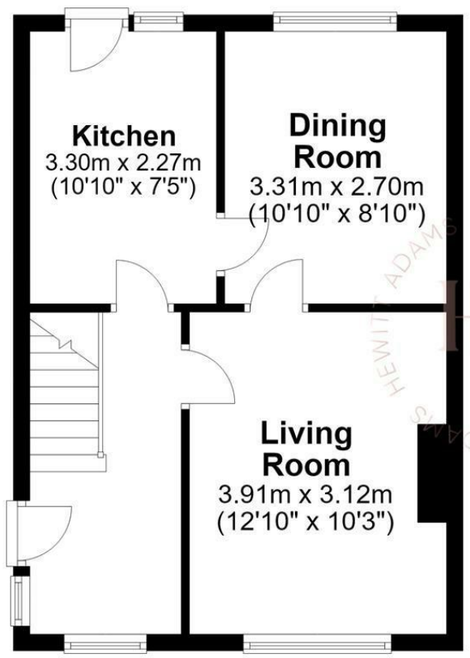
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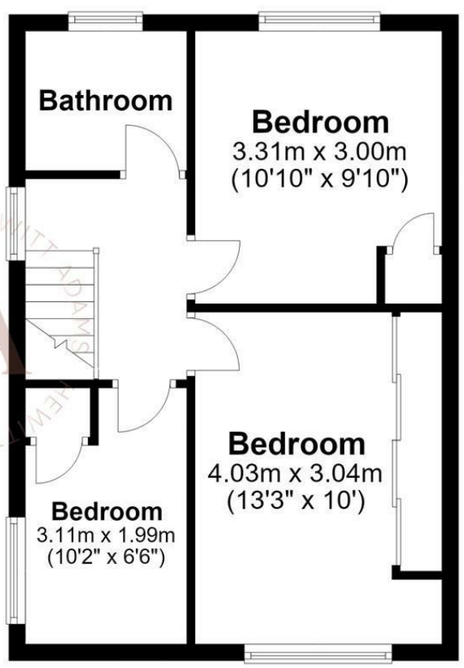
## Ground Floor

Approx. 37.1 sq. metres (398.8 sq. feet)




## First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)




Total area: approx. 74.8 sq. metres (805.4 sq. feet)
For illustration purposes only - not to scale



# Brookhurst Avenue, Wirral, CH63 0PF

£250,000

3 Bedroom | 2 Reception | 1 Bathroom | C

***Three Bed Semi Detached - Ideal First Time Buy - Generous Corner Plot - No Onward Chain***

Hewitt Adams is thrilled to offer to the market this three bed semi detached home on Brookhurst Avenue, Eastham. Situated on a generous corner plot, this property comes to the market in good condition but offering the opportunity for a new buyer to put their own stamp on things.

An ideal first time buy, this property comes to the market with no onward chain having been part of a successful rental portfolio.

In brief the property affords: hall, living room, dining room, kitchen. Upstairs there are three bedrooms and a bathroom.

To the front of the property there is a lawned garden and established hedge to provide privacy. The rear garden is generous in size and is laid to lawn and a raised decking. There is a gated rear drive, accessed via Turriff Drive, with parking and access to a detached garage.

Call Hewitt Adams to view this no chain property.

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## Front Entrance
Into:

## Hall
Radiator, power points, stairs to first floor

## Living Room
10'2" x 12'9" (3.12 x 3.91)
Double glazed window, radiator, power points, electric fire

## Dining Room
8'10" x 10'10" (2.70 x 3.31)
Double glazed window, radiator

## Kitchen
7'5" x 10'9" (2.27 x 3.30)
Wall and base units, inset sink, space for kitchen appliances, space and plumbing for washing machine, double glazed window, door to rear

## First Floor

## Bedroom
9'11" x 13'2" (3.04 x 4.03)
Double glazed window, radiator, power points, fitted wardrobes

## Bedroom
9'10" x 10'10" (3.00 x 3.31)
Double glazed window, radiator, power points

## Bedroom
6'6" x 10'2" (max) (1.99 x 3.11 (max))
Double glazed window, radiator, power points

## Bathroom
6'5" x 5'6" (1.97 x 1.69)
Front - laid to lawn with established hedge border

Rear - laid to lawn and a raised decking with a gated rear drive, accessed via Turriff Drive, with parking and access to a detached garage. Side gated access to the front.





