



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

Waverley Road, Hoylake, Wirral CH47 3DD

£290,000

3 Bedroom 2 Reception 1 Bathroom

****Three Bedroom Semi - Sought After Hoylake Location - Sold With No Chain - Perfect First Time Buy - S.W Facing****

Hewitt Adams is delighted to offer to the market this WELL MAINTAINED and bright and airy THREE BEDROOM semi-detached home on the HIGHLY POPULAR Waverley Road in Hoylake - a short distance from all the bars, restaurants and TRAIN STATION.

An IDEAL FIRST TIME BUY or STARTER FAMILY HOME for anyone looking for a conveniently located home in a SOUGHT AFTER LOCATION.

Sold WITH NO ONWARD CHAIN. In brief the accommodation affords; entrance hall, lounge, dining room, kitchen, conservatory. Upstairs there are three bedrooms and a bathroom.

With off-road driveway parking, a detached garage and a SOUTH WESTERLY FACING REAR GARDEN.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into:

Hall

Stairs to first floor, radiator

Lounge

11'8" x 13'5" (3.57 x 4.11)

Double glazed bay window, radiator, power point, gas fire, opens to:

Dining Room

11'8" x 12'5" (3.57 x 3.81)

Radiator, power point, sliding doors to conservatory

Kitchen

7'7" x 12'0" (2.32 x 3.66)

Wall and base units, inset sink, space for for white goods and cooker, door to side access

Conservatory

11'8" x 7'11" (3.57 x 2.43)

Looking onto and door onto the south west facing garden

First Floor

Bedroom One

11'8" x 13'5" (3.57 x 4.11)

Double glazed bay window, radiator, power point, integral wardrobe

Bedroom Two

11'8" x 12'5" (3.57 x 3.81)

Double glazed window, radiator, power point, integral wardrobe

Bedroom Three

7'2" x 8'7" (2.19 x 2.62)

Double glazed window, radiator, power point

Bathroom

7'8" x 9'1" (2.35 x 2.78)

Comprising bath, wc, wash hand basin, radiator

Externally

Front - gates onto block paved drive with off road parking
Rear - South West facing mainly laid to lawn with access to detached garage and gated side access to front

