



Sandridge Road, Wirral, CH61 8RZ

£325,000

3 Bedroom 2 Reception 1 Bathroom

Nestled on the desirable Sandridge Road in Pensby, Hewitt Adams is delighted to offer to the market this charming semi-detached home that offers a perfect blend of comfort and versatility. Boasting an extended layout, this property sits on one of the largest plots on the street, providing ample outdoor space for relaxation and recreation.

One of the standout features of this property is the converted garage, now transformed into a versatile garden room. This flexible space can serve multiple purposes, whether you envision it as a home office, an additional bedroom, or a personal gym. The possibilities are endless, allowing you to tailor the space to suit your lifestyle.

Step outside to discover a lovely raised decking area that extends from the snug/dining room, providing a perfect vantage point to overlook the rear garden. This outdoor space is ideal for enjoying sunny afternoons or an evening gin and tonic!

In brief the property affords: porch, hall, lounge, kitchen opening into dining room/snug, w.c. Upstairs there are three bedrooms and a shower room.

In summary, this extended semi-detached home on Sandridge Road presents an excellent opportunity for those seeking a spacious and adaptable living environment in a sought-after location. With its generous plot, versatile garden room, and delightful outdoor area, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this wonderful house your new home.

Front Entrance

Into:

Porch

Double glazed window, radiator

Hall

Radiator, power points, stairs to first floor

Lounge

14'4" x 11'7" (4.39 x 3.54)

Double glazed window, radiator, power points

Kitchen

19'6" x 10'4" (max) (5.95 x 3.17 (max))

Wall and base unit, central island, inset sink, integrated double oven, integrated dishwasher and washing machine, space for American style fridge freezer, double glazed window, double doors to lounge, opens to:

Dining Room / Snug

12'2" x 9'2" (3.72 x 2.80)

Radiator, power points, door to side access, patio doors to raised decking overlooking the rear garden

W.C.

3'2" x 5'2" (0.97 x 1.60)

W.C, wash hand basin, heated towel rail, double glazed window, boiler

First Floor

Bedroom One

13'4" x 11'8" (4.08 x 3.56)

Double glazed window, radiator, power points, integrated wardrobe space

Bedroom Two

11'5" x 11'9" (3.50 x 3.59)

Double glazed window, radiator, power points, integrated wardrobe space

Bedroom Three

8'1" x 6'7" (2.47 x 2.01)

Double glazed window, radiator, power point

Currently used as a home office

Shower Room

6'5" x 6'10" (1.98 x 2.09)

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

Externally

Front - Off road parking on a block paved driveway. Lawned area.

Rear - A large rear garden mainly laid to lawn and patio, side gate access to the front and two garden sheds, one with power. There is also a converted garage that has versatile uses as a garden room.

Garden Room

8'0" x 17'6" (max) (2.46 x 5.35 (max))

Versatile space that could be used as a bedroom, home office or gym. With its own w.c and wash hand basin, electric fire and power points

