



Ground Floor



First Floor

Atholl Duncan Drive, Upton, Wirral CH49 0WF

£250,000

3 Bedroom 1 Reception 2 Bathroom B

****Modern, Stylish & Move-In Ready – Ideal First Home in Upton - Must View!****

This beautifully presented three-bedroom semi-detached home is perfectly positioned in the highly sought-after Upton Pines development and is offered for sale as Freehold. A fantastic opportunity for first-time buyers or young families, this modern property combines stylish design, generous proportions, and a superb location with excellent transport links across the Wirral, to Liverpool, the M53, and Arrowe Park.

Internally, the accommodation is immaculately maintained and offers everything you need to move straight in, including several upgrades added by the current owner. In brief, the property comprises:

Entrance hallway, Downstairs W.C., Spacious lounge, Contemporary open-plan kitchen and dining area with integrated appliances, Three well-proportioned bedrooms, including a master with en-suite, Modern family bathroom.

Externally, the property benefits from a recently extended block-paved driveway, offering ample off-road parking, and a private, landscaped rear garden with a patio and lawn – ideal for relaxing or entertaining.

Front Entrance

Into;

Hall

Radiator, door into w.c, doorway into lounge

W.C

W.C, wash hand basin

Lounge

16'4" x 11'1" (5.00 x 3.40)

Double glazed window, radiator, power points

Kitchen Diner

15'5" x 11'1" (4.70 x 3.40)

Modern integrated and stylish kitchen dining room with fitted wall and base units, peninsula island / breakfast bar, inset sink, integrated appliances including fridge and freezer, oven and hob, dishwasher, washer dryer, inset sink, double glazed window, double glazed patio doors out to the landscaped rear garden. With ample space for a dining table and chairs.

UPSTAIRS

Bedroom One

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

Double glazed window, radiator, power points, door into;

En-Suite Shower-Room

Comprising shower, low level W.C, wash hand basin, towel rail, double glazed window

Bedroom Two

11'0" x 8'0" (3.36 x 2.45)

Double glazed window, radiator, power points, door into;

Bedroom Three

9'6" x 6'10" (2.90 x 2.10)

Double glazed window, radiator, power points, door into;

Bathroom

Comprising bath, low level w.c, wash hand basin, radiator, double glazed window

EXTERNALLY

Front Aspect - Block-Paved NEW driveway, side access to rear. With electric car charge point

Rear Aspect - Landscaped rear garden that is a really good size. With lawned area and good sized patio for outdoor entertaining. With a garden shed for storage.

