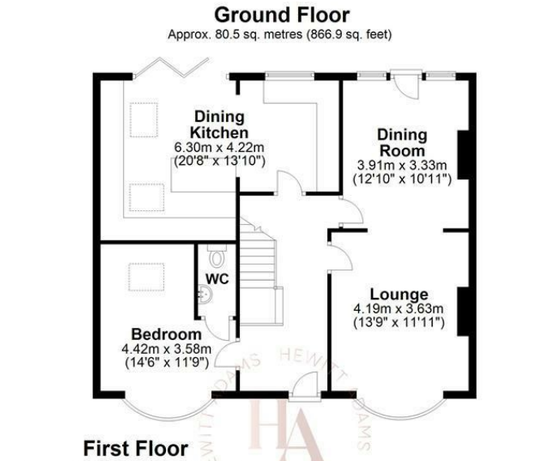

Total area: approx. 166.5 sq. metres (1792.2 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS

Wirral Mount, West Kirby, Wirral CH48 6EN

£475,000

4 Bedroom | 3 Reception | 2 Bathroom | C

Drop your bags and move straight in!

This spacious and beautifully extended four/five-bedroom semi-detached family home blends character, style and modern living to perfection.

Boasting versatile living space throughout, the ground floor offers a welcoming hallway, cosy lounge with feature fireplace, separate dining room and a stunning open-plan kitchen/dining/family room with skylights and patio doors – the ultimate entertaining hub. A ground floor bedroom with WC adds flexibility for guests or multi-generational living. This could also be used as an extra living room or home office.

Upstairs you'll find three generous bedrooms and a contemporary four-piece family bathroom, while the impressive loft conversion delivers a show-stopping principal suite complete with walk-in wardrobe, sleek ensuite and Juliet balcony with elevated views. At almost 1,800 sqft - this is a substantial family home!

Outside, enjoy a private rear garden with lawn, seating areas and a superb garden room ideal for a home office or gym, plus ample driveway parking to the front.

Stylish, spacious and ready to enjoy – contact Hewitt Adams to arrange your viewing.

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Front Entrance
Into;

Hall
Staircase, radiator, parquet flooring

Lounge
13'8" x 11'10" (4.19 x 3.63)
Double glazed window, radiator, power points, parquet flooring, media wall

Dining Room
12'9" x 10'11" (3.91 x 3.33)
Parquet flooring, radiator, power points

Open-Plan Kitchen Diner
20'8" x 13'10" (6.30m x 4.22m)
Modern fitted kitchen with wall and base units, integrated appliances. central island, velux windows

Bedroom 5 / Living Room
14'6" x 11'8" (4.42 x 3.58)
Double glazed window, radiator, power points, door ito;

W.C
W.C, wash hand basin

FIRST FLOOR

Bedroom 2
14'9" x 109'10" (4.52 x 33.5)
Double glazed window, radiator, power points

Bedroom 3
12'11" x 10'11" (3.94 x 3.33)
Double glazed window, radiator, power points

Bedroom 4
8'2" x 784'1" (2.51 x 239)
Double glazed window, radiator, power points

Bathroom
Stunning LUXURIOUS bathroom comprising free-standing bath, shower, low level W.C, wash hand basin, tiled floor and walls, LED ceiling, double glazed window

SECOND FLOOR

Bedroom 1
12'11" x 12'7" (3.96 x 3.84)
Juliet balcony, walk-in wardrobe / dressing area, radiator, power points

En-Suite
Comprising shower, low level W.C, wash hand basin, heated towel rail

EXTERNALLY
Outside, enjoy a private rear garden with lawn, seating areas and a superb garden room ideal for a home office or gym, plus ample driveway parking to the front.

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