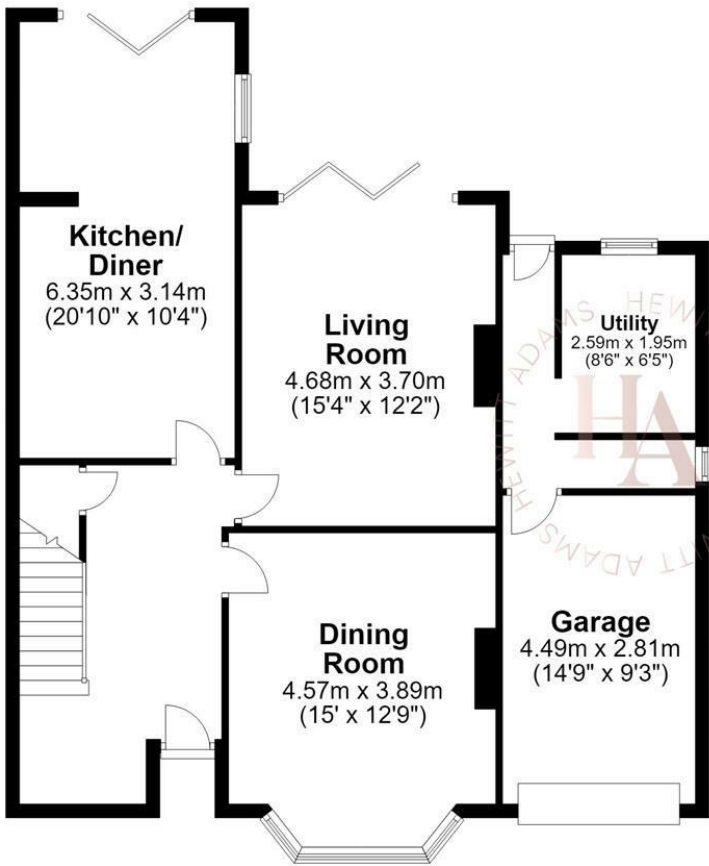




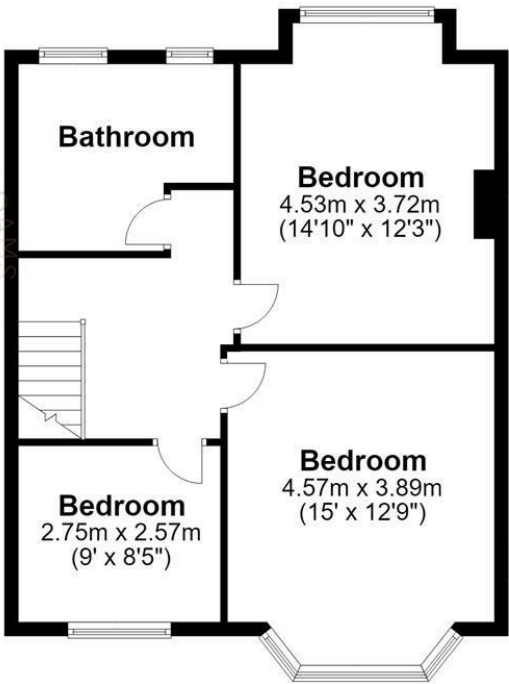
**Ground Floor**

Approx. 92.4 sq. metres (994.2 sq. feet)



**First Floor**

Approx. 59.1 sq. metres (635.9 sq. feet)



Total area: approx. 151.4 sq. metres (1630.1 sq. feet)  
For illustration purposes only - not to scale

**Brimstage Avenue, Wirral, CH63 5QH**  
**Offers In The Region Of £450,000**

3 Bedroom 2 Reception 1 Bathroom

\*\*\*Three Bedroom Semi Detached - Immaculately Presented - Highly Desirable Higher Bebington Location\*\*\*

Ideally located on the sought-after Brimstage Avenue in Higher Bebington, Hewitt Adams is overjoyed to present an exceptional opportunity to acquire a semi-detached house that is both immaculate and move-in ready. This charming residence boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time. The heart of the home is the extended kitchen diner, which offers a delightful space for culinary creations and casual dining.

With three well-proportioned bedrooms, this property is ideal for families seeking comfort and convenience. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this home is the large rear garden, which is beautifully laid to lawn and complemented by two inviting patios. Mature borders and a couple of apple trees add a touch of nature, creating a serene outdoor space for relaxation and play.

The location is truly advantageous, with excellent schools, shops, parks, and transport links all within a short distance. This makes it an ideal choice for both families and professionals who value accessibility and community.

Front Entrance

Into:

Hall

Wood flooring, double glazed window, radiator, power points, stairs to first floor

Dining Room

12'9" x 12'11" (3.89 x 3.94)

Double glazed bay window, radiator, power points, electric fire

Living Room

12'1" x 15'4" (3.70 x 4.68)

Bi-fold doors to rear patio with wooden shutters, power points, radiator, electric fire

Kitchen Diner

20'9" x 10'3" (6.35 x 3.14)

Modern and stylish wall and base units, integrated double oven and microwave, electric hob, inset sink, integrated dishwasher, integrated fridge, bi-fold doors to rear

First Floor

Bedroom One

12'11" x 12'9" (3.94 x 3.89)

Double glazed bay window, radiator, power points, fitted wardrobes

Bedroom Two

14'10" x 12'2" (4.53 x 3.72)

Double glazed bay window, radiator, power points, fitted wardrobes

Bedroom Three

9'0" x 8'5" (2.75 x 2.57)

Double glazed window, radiator, power points

Bathroom

9'7" x 8'11" (max) (2.94 x 2.72 (max))

Comprising shower cubicle, bath tub, wash hand basin, w.c, radiator, part tiled

Externally

Front - driveway parking for multiple cars and access to garage via electric roll top door. EV charging point

Rear - spacious, south facing garden with large lawn, two patios, mature borders and garden shed. Access to utility/garage and side gate access to front

Utility

6'4" 8'5" (1.95 2.59)

Wall and base units, inset sink, space and plumbing for washing machine, power points, double glazed window, door to garage

