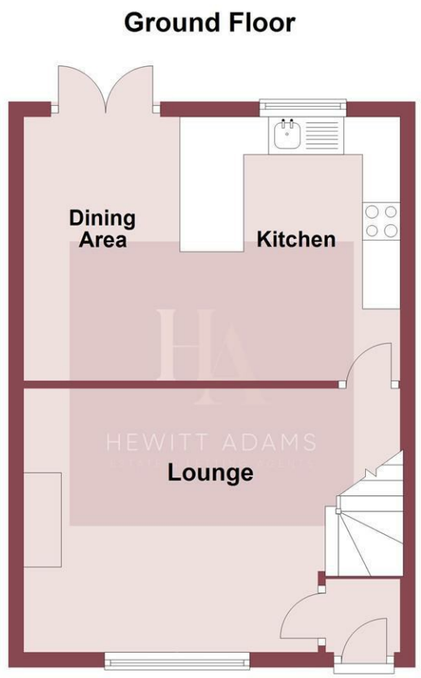








Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no reposnsibilty is taken for any error, ommision or mis-statement.The plan is for illustrative purposes only and should be used as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

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HEWITT ADAMS
ESTATE & LETTING AGENTS



Lee Road, Hoylake, Merseyside CH47 3DN

£230,000

2 Bedroom | 1 Reception | 1 Bathroom | D

*** Walk In Wow Factor - No Onward Chain - Sought After Hoylake Location ***

Hewitt Adams is delighted to offer For Sale this incredible Two Bedroom Mid-Terrace property on Lee Rd, Hoylake which is a few minutes walk to all the shops, restaurants and bars Hoylake has to offer, as well as all the transport links.

The property was refurbished to an exceptional standard back in 2020, with no stone unturned, creating a modern and high specification finish throughout - this truly is not to be missed!

In brief the property consists of: Entrance Porch, Lounge, Kitchen/Diner, Two Double Bedrooms and a Bathroom.

Externally there is on street Parking and a sunny rear Garden.

Please call Hewitt Adams on 0151 342 8200 to arrange a viewing.

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Entrance
Timber and glazed door to the Porch.

Lounge
15'07x11'11 (4.75mx3.63m)
Window to the front elevation, radiator, laminate flooring, fire place with feature surround and tiled hearth, staircase to the first floor accommodation.

*The fire place is not in use and for display purposes only.

Kitchen/Diner
15'07x11'02 (4.75mx3.40m)
A stunning a classic Shaker kitchen with a marble effect work top and tiled splash back to the walls, inset sink and drainer. Integrated appliances include; Washing machine, slimline dishwasher, tall fridge/freezer, electric oven, gas hob and extractor fan. There are feature drop down pendants over the breakfast bar, laminate flooring, radiator, window and French doors to the rear elevation.

Bedroom 1
15'08x11'05 (4.78mx3.48m)
Window to the front elevation, radiator.

Bedroom 2
11'11x7'10 (3.63mx2.39m)
Window to the rear elevation, radiator.

Bathroom
Bath with mixer tap and shower attachment, separate shower cubicle with thermostatic shower, WC, wash basin vanity unit with mixer tap, fully tiled walls and floors, heated towel rail, inset spot lights, window to the rear elevation.

Externally - Front Elevation
On street Parking.

Externally - Rear Elevation
A low maintenance rear Garden comprising of: Decked and slate areas with walled boundaries.

Council Tax Band
A










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