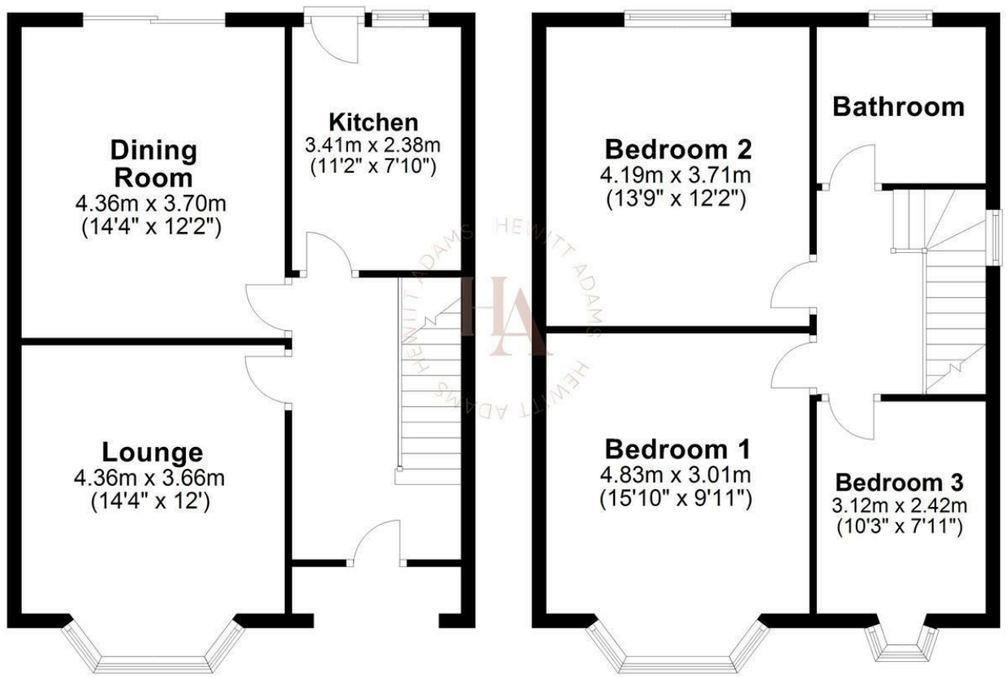
## Ground Floor
Approx. 51.9 sq. metres (559.0 sq. feet)

## First Floor
Approx. 52.2 sq. metres (562.1 sq. feet)




Total area: approx. 104.1 sq. metres (1121.0 sq. feet)
For illustration purposes only - not to scale



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HEWITT ADAMS
ESTATE & LETTING AGENTS

# Withert Avenue, Wirral, Merseyside CH63 5NF

## Offers Over £325,000

3 Bedroom | 2 Reception | 1 Bathroom

**Highly Sought After Higher Bebington Location - Immaculate 1930s Semi - School Catchment Area - No Chain - Recently Refurbished**

Hewitt Adams is delighted to offer to the market this attractive 1930s semi, being sold with NO ONWARD CHAIN and located on the HIGHLY SOUGHT AFTER Withert Avenue in Higher Bebington, a highly popular tree-lined road within walking distance of the shops and within the SCHOOL CATCHMENT AREA.

The property comes to the market in IMMACULATE CONDITION after being REFURBISHED in the last two years to include - FULL REWIRE, NEW BOILER & RADIATORS, NEW KITCHEN & BATHROOM, NEW LOG BURNER, FULL REDECORATION AND NEW FLOORING/CARPETS.

In brief the accommodation affords: entrance hall, dining room, lounge, kitchen. Upstairs there are three GOOD-SIZED bedrooms and a family bathroom. With off-road driveway parking, garage and attractive front and rear gardens.

The agents were impressed with just how light and bright the entire property was, and feel this will make a fantastic family home.

With scope and space to extend the kitchen out into the sizeable South Westerly facing rear garden or create an open-plan kitchen and living area if required - subject to permissions being obtained. Call Hewitt Adams on 0151 342 8200 to view.

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## Front Entrance
Into:

## Hall
Spacious hallway, with stairs leading to first floor, under-stairs cupboard, radiator

## Lounge
12'0" x 14'3" (3.66 x 4.36)
Double glazed bay window to front aspect, radiator, power points, NEW log burner

## Dining Room
12'1" x 14'3" (3.70 x 4.36)
Double glazed doors out to the garden and patio, burner, radiator, power points, TV point

## Kitchen
11'3" x 7'9" (3.43 x 2.38)
NEW KITCHEN - Wall and base units, inset sink, space for white goods, double glazed window to rear, double glazed door out the garden

## UPSTAIRS

## Bedroom One
15'10" x 9'10" (4.83 x 3.01)
Double glazed bay window to front aspect, fitted wardrobes, radiator, power points

## Bedroom Two
13'8" x 12'2" (4.19 x 3.71)
Double glazed window to rear aspect, fitted wardrobes, radiator, power points

## Bedroom Three
7'11" x 10'2" (2.42 x 3.12)
Double glazed window to front aspect, radiator, power points

## Bathroom
NEW BATHROOM comprising bath with shower above, low level W.C, hand wash basin, radiator, double glazed window, part tiled walls

## EXTERNALLY

Front Aspect - Driveway affording off-road parking. Attractive lawned front garden.

Rear Aspect - SOUTH WESTERLY FACING rear garden that gets a lot of sunshine. With patio area, large lawned, mature trees and blossoms. With access to the garage, and brick-built outhouse which has been converted into a utility room with space and plumbing for a washing machine, tumble dryer and fridge/freezer.

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