



Total area: approx. 92.1 sq. metres (991.2 sq. feet)
For illustration purposes only - not to scale



Colemere Drive, Wirral, Merseyside CH61 7XS

£269,950

3 Bedroom 2 Reception 1 Bathroom

Three Bedroom Semi - Large Rear Garden - Excellent Condition - Sold With No Onward Chain! - Sought After Thingwall Location

Hewitt Adams is delighted to offer to the market with NO ONWARD CHAIN this well-presented and neutrally decorated THREE BEDROOM semi-detached family home in Thingwall, on the SOUGHT AFTER Colemere Drive.

The property offers a really SPACIOUS and versatile floor-plan that offers scope for further development and scope for a kitchen diner knock-through.

In brief the accommodation affords; entrance porch, hall, lounge, dining room, kitchen and a conservatory. Upstairs there are three bedrooms and a family bathroom.

With off-road driveway parking, garage and a large rear garden, mature and established rear garden that is perfect for families with children and pets.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Porch

Door into;

Lounge

16'6" x 14'7" (5.04 x 4.47)

Double glazed window, radiator, power points, sliding doors to dining room, door into kitchen, staircase to upstairs

Dining Room / Study

11'10" x 8'1" (3.61 x 2.48)

Double glazed patio doors to conservatory, radiator, power points

Scope to knock through into kitchen to create modern open plan kitchen diner

Kitchen

8'6" x 12'2" (2.60 x 3.72)

Wall and base units, inset sink, space for white goods/appliances, double glazed window, side door

Conservatory

8'9" 8'10" (2.69 2.70)

Tiled floor, double glazed windows and patio door to garden

UPSTAIRS

Bedroom One

10'0" x 14'11" (3.05 x 4.57)

Double glazed window, radiator, power points

Bedroom Two

10'8" x 12'7" (3.27 x 3.86)

Double glazed window, radiator, power points

Bedroom Three

8'1" x 6'1" (2.47 x 1.86)

Double glazed window, radiator, power points

Shower-Room

Modern shower-room with shower, low level w.c, wash hand basin, towel rail, fully tiled, double glazed window

EXTERNALLY

Front Aspect - lawned front garden, driveway and access to Garage and rear garden.

Rear Aspect - Patio, generous lawned garden with mature trees and hedging.

