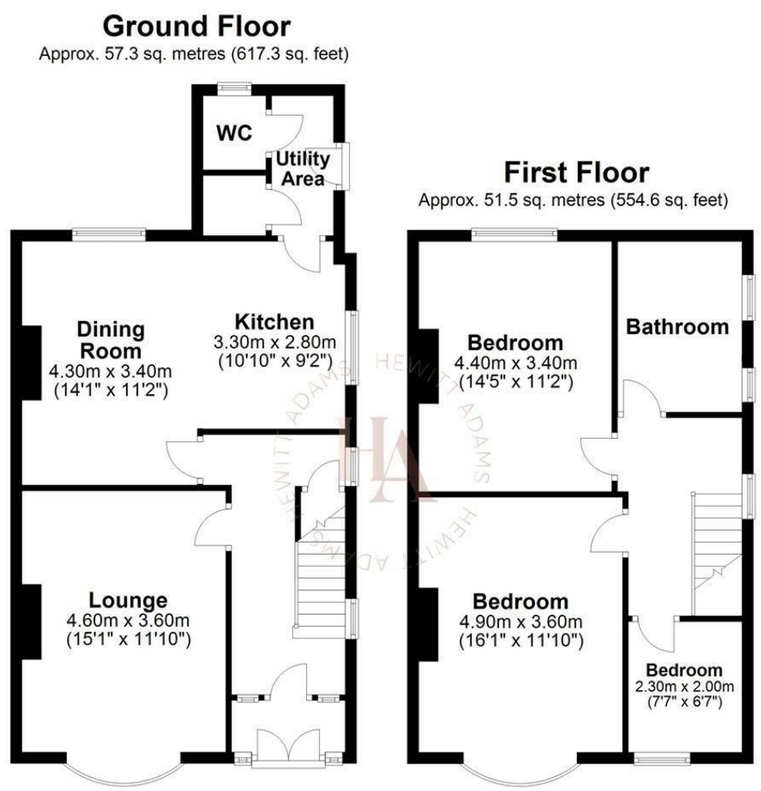

Total area: approx. 108.9 sq. metres (1171.9 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS

Ennisdale Drive, Wirral, CH48 9UQ

£340,000

3 Bedroom | 1 Reception | 1 Bathroom | D

Three Bed Semi Detached - Highly Sought After Area - Catchment For Acclaimed Schooling

Hewitt Adams is delighted to be the agent of choice to showcase this beautifully appointed three bedroom semi detached home on Ennisdale Drive, West Kirby, within walking distance to transport links, parks, local shops and the beach front.

This wonderful property would make an excellent first time buy or starter family home but has the added benefit of falling within the catchment area for highly acclaimed local primary and secondary schools, making it ideal for those with older children.

In brief the property affords: porch, hall, lounge, kitchen diner, utility space / W.C. Upstairs there are three bedrooms and a modern four piece family bathroom.

Externally you will find off road parking at the front on the driveway. To the rear, a south facing landscaped garden laid to lawn and patio with established raised beds, access to a detached garage via an up and over door and gated access to the front.

Call Hewitt Adams today to view your new home!

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Front Entrance
Into:

Porch
Door to:

Hall
Stairs to first floor, radiator, under stairs storage

Lounge
15'1" x 11'9" (4.60 x 3.60)
Double glazed bay window, radiator, power points

Kitchen Diner
14'4" x 20'8" (max) (4.37 x 6.30 (max))
Open plan space with Shaker style wall and base units, inset sink, integrated oven and electric hob, integrated dishwasher, space for fridge freezer, ample space for dining table and chairs and sofa, double glazed window, bi-fold doors to the rear garden

Utility Space / W.C.
Space and plumbing for washing machine, W.C, and hand wash basin

First Floor

Bedroom One
16'0" x 11'9" (4.90 x 3.60)
Double glazed bay window, radiator, power points, integrated wardrobes

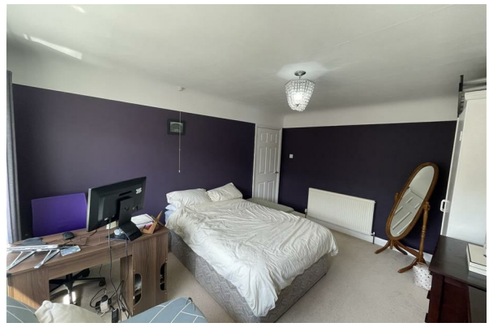
Bedroom Two
14'5" x 11'1" (4.40 x 3.40)
Double glazed window, radiator, power points, integrated wardrobe

Bedroom Three
7'6" x 6'6" (2.30 x 2.00)
Double glazed window, radiator, power points

Bathroom
7'4" x 10'9" (2.26 x 3.29)
Four piece bathroom comprising bath, walk in shower, hand wash basin, W.C, towel rail, tiled floor and part tiled walls, double glazed window

Externally
Front - Driveway parking for two cars

Rear - South facing landscaped garden laid to lawn and patio with established raised beds, access to a detached garage via an up and over door and gated access to the front.



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