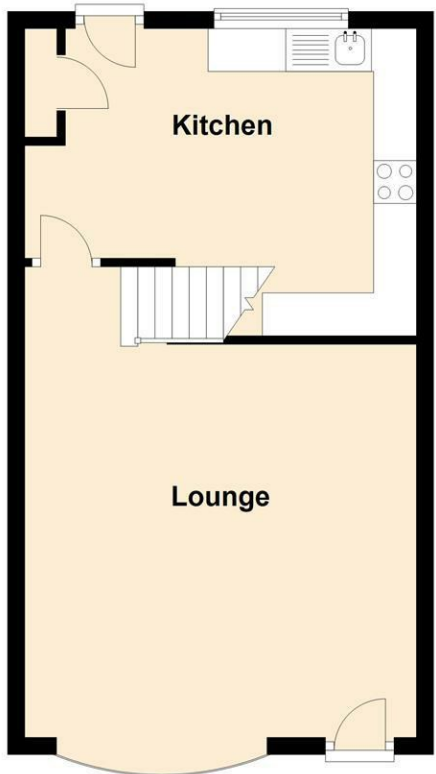




Ground Floor



First Floor



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 responsibility is taken for any error, omission or misstatement. 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 efficiency can be given. Plan produced using PlanUp.

South Parade, Wirral, Merseyside CH48 3HX

£1,300 Per Month

2 Bedroom 1 Reception 1 Bathroom

Stunning Two Bedroom Mews Home - Show-Home Condition - Opposite the Sailing Club With Estuary Views - Two Minute Stroll From The Marina - large Front & Rear Communal Gardens *

Hewitt Adams is delighted to have the opportunity to market this stunning TWO BEDROOM Mews home located in West Kirby in an enviable position by the promenade and opposite the West Kirby Sailing Club. Within walking distance of town and boasting VIEWS ACROSS THE DEE TO WALES.

Wonderfully convenient for a stroll to the Marina and then across to Hilbre Island as the tide will allow, and the opportunity to commune with the wonderful nature on offer there, and spotting seals sunbathing is the icing on the cake!

The property has been refurbished to an excellent standard throughout with a modern fitted kitchen, modern bathroom, fitted bedroom furniture and with a Juliet balcony with glass balustrade from which you can enjoy a lovely view.

In brief the property affords: lounge, kitchen, two bedrooms and a bathroom. Externally there is a front terraced seating area offering a view across the water. There is a rear communal garden and patio as well as residents parking and a garage.

Front Entrance

Composite front door into:

Lounge

15'00x15'11 (4.57mx4.85m)

Double glazed window to front aspect, electric feature fireplace, radiator, TV point, power points, staircase to first floor

Kitchen

15'00x11'8 (4.57mx3.56m)

A stunning kitchen with high gloss wall and base units with complimenting worktop surfaces, integrated double oven / microwave combo, integrated induction hob with extractor, inset sink, concealed modern Worcester Bosch combi boiler, space and plumbing for washing machine and tumble dryer, space for free standing fridge freezer, double glazed window to rear, rear door

UPSTAIRS

Bedroom 1

14'00x11'10 (4.27mx3.61m)

A fantastic bedroom boasting lovely views from the Juliet balcony across the Sailing Club and over the Dee towards Wales, with fitted bedroom wardrobes and dressing table, radiator, power points, double glazed window to front aspect

Bedroom 2

12'00x8'11 (3.66mx2.72m)

Double glazed window to rear, radiator, power points, walk-in wardrobe/store area

Bathroom

Modern bathroom with panel bath with drench shower, low level W.C, wash hand basin, part tiled walls, tiled floor, suspended ceiling with LED remote controlled mood lighting, towel rail, double glazed window to rear aspect

EXTERNALLY

Front Aspect - Small front patio terrace seating area which is perfect for enjoying the views

Rear Aspect - Communal patio and lawned garden areas, as well as a small designated garden immediately off the

kitchen

Parking & Garage - residents parking spaces + Garage

