



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 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 efficiency can be given. Plan produced using PlanUp.

## Mere Avenue, Wirral, Merseyside CH63 0NE

Offers In The Region Of £475,000

4 Bedroom 2 Reception 2 Bathroom

\*\*Extended - Open-Plan Living - Fantastic Family Home - Sought After Raby Mere Location - Southerly Facing Garden\*\*

Hewitt Adams is delighted to offer to the market this DETACHED four bedroom family home located on the highly sought after Mere Avenue in Raby Mere. This EXTENDED family home boasts a fantastic modern and extended OPEN-PLAN kitchen diner and living area, and also boasts an extended front lounge with an extended master bedroom & en-suite bathroom.

The property boasts four DOUBLE BEDROOMS and the SOUTHERLY FACING rear garden has a wonderful WOODLAND ASPECT to the rear.

In brief the accommodation affords: entrance porch, hall, extended lounge, W.C, modern extended open-plan kitchen diner and living room. Upstairs there are FOUR BEDROOMS - the master of which boasts an en-suite - as well as the main family bathroom.

With an integral garage, driveway offering parking for several cars, and side access to the rear garden. The rear garden is a generous size and perfect for families. With it being SOUTH EAST FACING it enjoys great sunlight.

Within walking distance of Bromborough Golf Course and within the catchment area for fantastic local schooling.

**Front Entrance**

Into:

**Porch**

Glazed door into:

**Hall**

Staircase to first floor, door into integral garage, radiator, power points

**W.C**

W.C, Wash hand basin, double glazed window

**Extended Lounge**

10'11" x 33'1" (3.33 x 10.09)

Large family lounge with double glazed window to front and side aspect, radiator, power points, TV point, double glazed door into kitchen diner

**Extended Open Plan Kitchen Dining & Living Room**

32'1" x 21'1" (9.79 x 6.43)

A fantastic part of this family home. This extended open plan kitchen and family living and dining space is the heart of the home and opens out onto the South Easterly facing garden. With tiled floor with underfloor heating, a Shaker style kitchen with granite worktops, central island with granite top, inset sink, integrated dishwasher, wine chiller, Free-standing Fridge Freezer, Rangemaster oven and hob, four large Velux flooding the room with light, two sets of double glazed patio doors to the garden, side door

**UPSTAIRS**

**Bedroom One**

11'1" x 16'11" (3.38 x 5.16)

Large double bedroom benefitting from the extension to the front giving space for the en-suite. With double glazed windows to rear overlooking the garden, radiator, power points, integral wardrobes, door to:

**En-Suite**

Comprising Jacuzzi style bath, shower, low level W.C, wash hand basin, double glazed window to front

**Bedroom Two**

10'9" x 10'10" (3.28 x 3.31)

Double glazed window to rear overlooking the garden, radiator, power points

**Bedroom Three**

9'1" x 10'11" (2.77 x 3.33)

Double glazed window to rear overlooking the garden, radiator, power points

**Bedroom Four**

10'9" x 10'11" (3.28 x 3.331)

Double glazed window to front aspect, radiator, power points

**Bathroom**

Comprising panel bath with shower above, low level W.C, wash hand basin, tiled walls, double glazed window to side aspect

**EXTERNALLY**

Front Aspect - Driveway parking for several cars. Side access to the rear garden.

Rear Aspect - Generous family sized SOUTHERLY FACING rear garden that enjoys tremendous sunlight. With lawned garden and patio areas.

**Garage**

Up & Over door. Utility area to the rear of the Garage. Accessed internally from the hallway of the house.

