



Fishers Lane, Wirral, Merseyside CH61 9NT

Offers In The Region Of £325,000

3 Bedroom 1 Reception 1 Bathroom D

Stunning Three Bedroom Semi - Sought After Location - Perfect First Time Buy - Generous Garden and Driveway

Hewitt Adams is pleased to offer to the market this CONVENIENTLY LOCATED, stylish and well-presented THREE BEDROOM semi-detached home on Fishers Lane in Pensby.

The property has undergone a huge scheme of improvements and boasts a MODERN KITCHEN and a MODERN BATHROOM and is beautifully decorated throughout. The property also enjoys a generous and private rear garden that is suitable for families with children and pets. The property further affords huge scope to extend to side or rear - subject to the relevant consents.

In brief the accommodation affords; entrance hall, lounge, open-aspect kitchen diner. Upstairs there are three bedrooms and a stunning shower room.

With space for off-road parking for multiple vehicles to the front of the property, access to the rear garden. With a private rear garden with an Indian stone patio area and freshly laid lawn with secure boundaries.

Call Hewitt Adams on 0151 342 8200 to view this PERFECT FIRST TIME BUY.

*In accordance with the Estate Agent's Act 1979, as amended 1992, we advise that the vendor of the property is an employee of Hewitt Adams Ltd.

Entrance Hallway

15'09 x 6'04 (4.80m x 1.93m)

Composite front door to hallway, tiled flooring, stairs to first floor, oak doors to;

Lounge

14'02 x 11'09 (4.32m x 3.58m)

Bay window to front aspect, central heating radiator, media wall.

WC

WC, wash hand basin, window to side.

Kitchen/Diner

22'06 x 12'09 (6.86m x 3.89m)

An open plan space comprising and range of well appointed wall and base units with work surfaces incorporating sink and drainer, cooker, induction hob, space for fridge freezer, space for dishwasher, tiled flooring, inset spotlights, windows to front and rear aspect, French doors to garden.

Landing

Window to side elevation, loft access hatch with pull down ladder, doors to;

Bedroom 1

14'07 x 10'06 (4.45m x 3.20m)

Bay window to front aspect, central heating radiator, full length fitted wardrobes.

Bedroom 2

12'01 x 10'06 (3.68m x 3.20m)

Window to rear elevation, central heating radiator, full length fitted wardrobes.

Bedroom 3

7'00 x 6'07 (2.13m x 2.01m)

Window to front aspect, central heating radiator.

Shower Room

7'07 x 6'01 (2.31m x 1.85m)

A beautifully refitted shower room comprising; WC, wash hand basin with vanity unit, black crittall shower cubicle, tiled, window to rear aspect, heated towel radiator.

Garage

With a brand new electric roller door, lighting and power, window and door to side aspect, space and plumbing for washing machine and tumble dryer.

Additional Information

Some of the recent upgrades includes;

Full rewire

New Garage Electric door

Fully redecorated throughout

Media wall

Internal oak doors

New carpets and flooring throughout

Refitted Modern shower room

Fitted Wardrobes

New radiators throughout

