Total area: approx. 240.8 sq. metres (2592.0 sq. feet)
For illustration purposes only - not to scale



www.hewittadams.co.uk
HEWITT ADAMS
ESTATE & LETTING AGENTS

# Balls Road, Oxton, Wirral CH43 5RF

## Offers Over £475,000

4 Bedroom | 5 Reception | 2 Bathroom | D

**Wow Factor - Period Semi - Renovated To A Luxurious Standard - Cinema Room, Games Room & Bar**

Hewitt Adams has been blown away by the specification of this EXTRAORDINARY home on Balls Road in Oxton.
This charming PERIOD SEMI boasts the traditional PERIOD FEATURES you would expect, but that is combined with a smorgasbord of LUXURY FEATURES and enhancements.

It includes a CINEMA ROOM, GAMES ROOM & BAR. With STATE OF THE ART open-plan kitchen and bathrooms, VENETIAN PLASTERED WALLS, luxury tiling and high quality doors, glazing and flooring throughout. This one needs to be seen to be believed!

In brief the accommodation, which is spread across four floors, entails: entrance hall, lounge, W.C, open-plan kitchen diner. The first floor offers two bedrooms and a bathroom. The LOFT EXTENSION provides the master bedroom and en-suite and a fourth bedroom. With FAR REACHING VIEWS across to Liverpool city centre. The property has a state of the art BASEMENT LEVEL with games room, cinema room and bar.

If you're looking for a conveniently located home with excellent access to amenities and transport links that is completely unique compared to anything else on the market in terms of specification and features - then this one is for you!

www.hewittadams.co.uk | A: 20 Pensby Road, Heswall, CH60 7RE | T: 0151 342 8200
Hewitt Adams Ltd. Registered in England | Company Reg No: 09987691 | Company VAT No: 249324300

www.hewittadams.co.uk

HEWITT ADAMS
ESTATE & LETTING AGENTS

## Front Entrance
Into:

## Porch
Tiled floor, double glazed window, wood panelled walls, door to:

## Open Plan Kitchen Living Dining Room
15'10" x 16'8" (4.84 x 5.10)
Wow Factor OPEN-PLAN kitchen dining, living room with high quality fitted kitchen with granite worktops, central island, inset sink, space for fridge freezer, radiator, power points, double glazed windows, Amtico flooring, exposed brick chimney breast and log-burner, wood-panelled walls, staircases leading to basement or upstairs

## Lounge
14'8" x 13'3" (4.49 x 4.05)
Double glazed window, log-burning stove with exposed brick chimney breast, wood panelled walls, TV point, radiator, power points

# FIRST FLOOR

## Bedroom Two
15'11" x 13'8" (4.87 x 4.19)
Double glazed windows, radiator, power points, wood panelled walls, wardrobes, bespoke cabin bunk beds - ideal for children

## Bedroom Three
11'5" x 14'6" (3.48 x 4.43)
A superb children's bedroom and playroom - or ideal for a teenager who also wants a study or play-station / gaming area, double glazed window, radiator, power points, wood panelled walls concealing a 'hidden walk-n wardrobe'. Staircase leading to the Mezzanine 'loft play-room or study'

## Study
8'9" x 5'9" (2.67 x 1.77)
Power points, radiator

## Bathroom
Comprising free-standing bath with integrated TV, shower, low level W.C, wash hand basin, tiled floor, towel rail

# SECOND FLOOR
Landing dressing room area offering excellent storage, door to;

## Bedroom One
16'2" x 15'4" (4.93 x 4.68)
A large master bedroom offering IMPRESSIVE FAR REACHING VIEWS across to Liverpool, wood-panelled walls, radiator, power points, feature Venetian plaster walls, door to:

## En-Suite
Comprising Shower, low level W.C, his & hers wash hand basin, towel rails, Velux window

## Bedroom Four
7'5" x 17'0" (max) (2.28 x 5.2m (max))
Double glazed window, radiator, power points

# BASEMENT
Staircase leading to:

## W.C
W.C, wash hand basin, towel rail

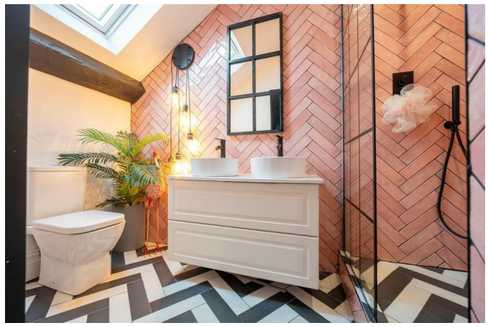
## Utility & Laundry Room
Wall and base units, space and plumbing for washing machine and dryer

## Cinema Room
11'9" x 12'6" (3.60 x 3.82)
Radiator, power points, Projector, fire-escape

## Games Room & Bar
Accessed via a 'secret' door. This INCREDIBLE SPACE includes a fitted bar complete with a bespoke bar-back. integrated fish-tank and space for pool / snooker table, TV point, power points, radiator

# EXTERNALLY
Occupying a large CORNER-PLOT the property is fully enclosed and has electric gates. Driveway parking.

Good sized front and side garden offering lawn, Hot Tub area under a pergola, Raised BBQ area and a Home Gym



www.hewittadams.co.uk | A: 20 Pensby Road, Heswall, CH60 7RE | T: 0151 342 8200
Hewitt Adams Ltd. Registered in England | Company Reg No: 09987691 | Company VAT No: 249324300