



## Grosvenor Drive, Wallasey, CH45 1LD

£395,000

4 Bedroom 3 Reception 1 Bathroom E

\*\*\*Four Bed Detached Victorian Family Home - Highly Sought After Area - Huge Detached Garage\*\*\*

Hewitt Adams is thrilled to offer to the market a substantial, detached Victorian family home on the ever popular Grosvenor Drive in New Brighton. Grosvenor Drive is situated on the doorstep of the promenade and Vale Park and therefore also well placed to benefit from the excellent services and amenities now available at Marine Point and the Victorian Quarter. It is also close to excellent bus and train links as well as being a short drive to the Liverpool tunnel and M53 motorway, making it a great base for commuting. Well placed for local schooling, especially being in the catchment area for New Brighton Primary.

Rarely does a stunning period home hit the market with the benefit of three reception rooms, four bedrooms, newly fitted wooden blinds and a huge detached garage!

In brief the property affords: hall, lounge, sitting room, dining room, kitchen. Upstairs there are four bedrooms and a shower room.

Externally you will find a low maintenance rear garden with composite decking, access to a separate utility space and W.C, and the detached garage.

Put all of this together and you know you have something very special!! Don't hesitate and call Hewitt Adams today to book a viewing of your new family home!



Front Entrance

Into:

Porch

Door to:

Hall

Radiator, power points, stairs to first floor

Lounge

13'8" x 16'0" (4.19 x 4.89)

Double glazed bay window, radiator, power points, gas fire

Sitting Room

13'6" x 12'0" (4.13 x 3.67)

Double glazed patio doors to rear, radiator, power points, gas fire

Dining Room

10'2" x 10'11" (3.12 x 3.34)

Double glazed window, radiator, power points, storage cupboard

Kitchen

14'9" x 7'10" (4.51 x 2.39)

Wall and base units, integrated oven and grill, induction hob and extractor, inset sink, integrated dishwasher, integrated washing machine, integrated fridge and freezer, door to rear

First Floor

Bedroom One

14'4" x 12'7" (4.37 x 3.86)

Double glazed bay window, radiator, power points

Bedroom Two

13'6" x 11'11" (4.13 x 3.64)

Double glazed window, radiator, power points

Bedroom Three

8'9" x 10'4" (2.69 x 3.17)

Double glazed window, radiator, power points

Currently used as a study

Bedroom Four

10'2" x 8'3" (3.12 x 2.52)

Double glazed window, radiator, power points

Currently used as a dressing room

Shower Room

Comprising walk in shower, W.C, wash basin, heated towel rail, tiled walls and floor, double glazed window

Externally

Front - Driveway leading to a detached rear garage

Rear - Low maintenance rear garden laid to composite decking with tiered gravel beds. Access to utility space and W.C.

Detached Garage

33'11" x 14'3" (10.36 x 4.35)

Power points

W.C.

8'2" x 2'11" (2.51 x 0.91)

W.C, wash basin

Utility Space

14'8" x 4'10" (4.49 x 1.48)

Power points

