



Total area: approx. 93.2 sq. metres (1003.2 sq. feet)
For illustration purposes only - not to scale

Fernhill, Wallasey, CH45 5AW
Offers In The Region Of £375,000

3 Bedroom 2 Reception 1 Bathroom

A fantastic and rarely available opportunity to acquire this beautifully presented three-bedroom detached family home in the heart of New Brighton! Boasting a sweeping driveway, garage and thoughtfully landscaped gardens, this property perfectly blends kerb appeal with comfortable, stylish living.

From the moment you arrive, the home makes an impression. The generous driveway leads you to an inviting entrance, framed by attractive stonework, rockery and mature shrubs, while a side gate provides convenient access to the rear garden.

Step inside via a spacious porch into a welcoming hallway, complete with useful storage and a staircase leading to the first floor. With a downstairs W.C. The front living room is a superb space to relax, filled with natural light from a charming bay window and additional side window. To the rear, the dining room is bright and airy, featuring floor-to-ceiling windows and direct access out to the garden – perfect for entertaining or enjoying family meals with a view.

The kitchen offers a great blend of character and practicality, fitted with a range of wall and base units, an integrated oven and gas hob, along with a handy side door for easy access outside.

Upstairs, you'll find three well-proportioned bedrooms arranged around a gallery-style landing, along with a newly fitted shower room, comprising walk in shower, wash basin and WC.

Front Entrance

Into:

Porch

Power points, door to:

Hall

Power points, stairs to first floor

W.C.

W.C, wash hand basin, electric heater, integral cupboard

Lounge

13'8" x 10'11" (4.17 x 3.35)

Double glazed bay window, radiator, power points

Dining Room

11'6" x 10'2" (3.51 x 3.10)

Double glazed window and patio door to rear, radiator, power points

Kitchen

15'5" x 9'0" (4.70 x 2.76)

Wall and base units, integrated oven & grill, gas hob, inset sink, space for fridge, space and plumbing for washing machine, space for tumble dryer, double glazed window, door to rear

First Floor

Bedroom One

15'5" x 10'0" (4.7 x 3.05)

Double glazed windows, radiator, power points

Bedroom Two

12'5" x 10'4" (3.81 x 3.17)

Double glazed windows, radiator, power points

Bedroom Three

7'4" x 7'1" (2.26 x 2.18)

Double glazed window, radiator, power points

Currently being used as an office

Shower Room

Newly fitted shower room comprising walk in shower, w.c, wash hand basin vanity, heated towel rail, double glazed window

Externally

Front - set back from the road behind rockery beds and with driveway parking for multiple cars leading to a detached garage

Rear - tiered garden mainly laid to patio

