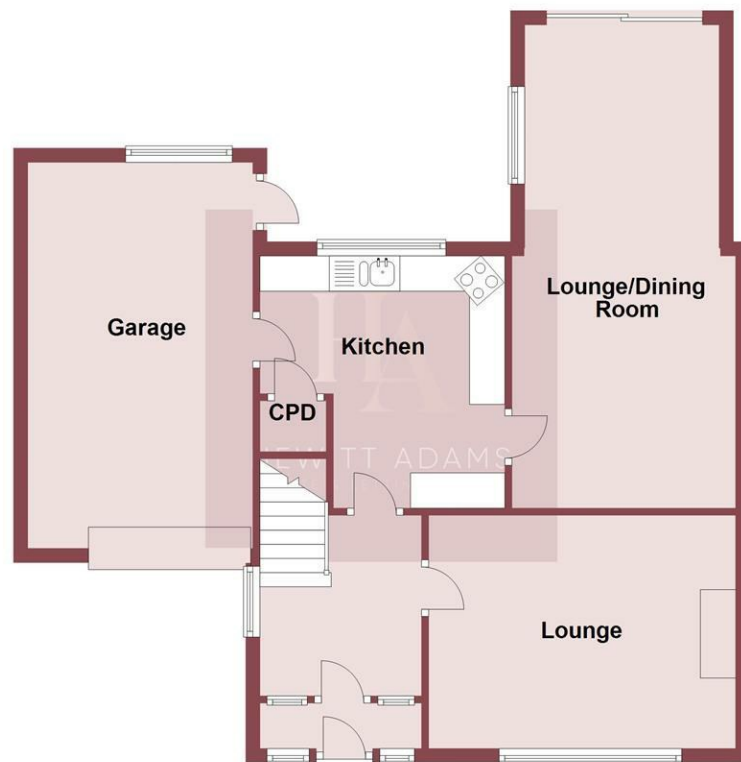




Ground Floor



First Floor



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.

## Gordon Avenue, Wirral, Merseyside CH49 1SH

Offers Over £299,950

3 Bedroom 2 Reception 1 Bathroom

\*\*Renovated - Three Bedroom Semi - Extended - Mature & Private Rear Garden - Sought After Greasby Location\*\*

Hewitt Adams is thrilled to offer to the market this impressive THREE BEDROOM family home located on the SOUGHT AFTER GORDON AVENUE in Greasby. This fantastic property comes to the market in excellent condition with a modern interior after the current owners have RENOVATED the majority of the house over the past couple of years.

Benefiting from NEW FLOORING throughout the home, comprehensive RE-DECORATION, a NEW BATHROOM & W.C. Also benefiting from a RE-WIRE.

The property has been previously EXTENDED and there is further scope to knock-through and extend the kitchen further - with planning permission granted for a double storey extension. With a good-sized INTEGRAL GARAGE.

In brief the accommodation affords: entrance porch, hall, lounge, extended lounge and dining room, kitchen. Upstairs there are three good sized bedrooms - each with fitted or integral wardrobe space, and a family bathroom and W.C.

With gas central heating, modern electrics, driveway and a Garage. With front and rear gardens and with the added bonus of a HOT-TUB, perfect for those summer evenings.

**Front Entrance**

Into:

**Porch**

Door into:

**Hall**

Staircase to first floor, power points, engineered wood flooring

**Lounge**

14'3" x 11'1" (4.35 x 3.40)

Double glazed window to the front elevation, power points, radiator, engineered wood flooring

**Lounge & Dining Room**

10'4" x 19'1" (3.16 x 5.82)

Double glazed sliding doors to garden, radiator, power points, TV point, engineered wood flooring

**Kitchen**

12'4" x 11'4" (3.77 x 3.46)

Fitted walls and base units, worktop surfaces, inset sink, space and plumbing for a dishwasher, double glazed window to rear, pantry cupboard, door into the Garage

**UPSTAIRS**

**Bedroom One**

11'8" x 10'6" (3.58 x 3.22)

Double glazed window to front aspect, radiator, power points, fitted wardrobes, engineered wood flooring

**Bedroom Two**

8'2" x 11'3" (2.49 x 3.44)

Double glazed window to rear aspect, radiator, power points, fitted wardrobes, engineered wood flooring

**Bedroom Three**

7'3" x 8'5" (2.21 x 2.58)

Double glazed window to the front aspect, radiator, power points, fitted wardrobes

**Bathroom**

New bathroom with tiled bath with shower above, wash

hand basin, heated towel rail, fully tiled, double glazed window to rear

**W.C**

W.C, fully tiled, double glazed window

**Garage**

Up & Over door, window and pedestrian door to rear to garden

**EXTERNALLY**

Front Aspect - Generous driveway affording parking for at least two cars, small lawned front garden

Rear Aspect - A lovely mature rear garden with patio area, lawned garden. With a recently installed Hot-Tub and garden shed.

