



Total area: approx. 162.1 sq. metres (1744.4 sq. feet)  
For illustration purposes only - not to scale



## Elm Road, Wirral, Merseyside CH63 8PF

£385,000

4 Bedroom 4 Reception 1 Bathroom

\*\*Stunning Period Semi - 4 Bedrooms - Luxurious Kitchen & Bathroom - Southerly Facing!\*\*

Hewitt Adams is delighted to offer to the market this FOUR BEDROOMED semi-detached period home on Elm Road in Bebington. This characterful home, built in the 1890's, the owners have sympathetically MODERNISED and renovated the property to a FANTASTIC STANDARD. Including full re-wire, heating system replacement (including boiler) and new guttering and fascias.

With a LUXURIOUS and modern kitchen and bathroom, and plenty of the original features such as original fireplaces and high ceilings.

This attractive red-brick dwelling is situated on the HIGHLY SOUGHT AFTER Elm Road in Bebington - a short walk from nearby amenities and within the school catchment area.

In brief the accommodation affords; entrance hall / reception hall, inner hall, dining room, w.c and utility, lounge, kitchen and a conservatory. Upstairs there are four DOUBLE bedrooms and a four-piece bathroom. With PLANNING APPROVED for a fantastic loft extension creating an en-suite master bedroom! So there's even more potential with this brilliant property.

With off-road driveway parking, and beautifully LANDSCAPED mature and colourful gardens - with patio areas, timber decked sun-terrace, bbq area, summerhouse and a home gym.

Call Hewitt Adams on 0151 342 8200 to view.



Front Entrance

Into;

Reception Hall

13'5" x 12'5" (4.09 x 3.8)

Double glazed window, multi-fuel burner with tiled surround, karndean flooring, radiator, power points, staircase to first floor

Inner Hall

With under stair storage, power points, staircase to first floor and door leading into

Dining Room

11'1" x 13'9" (3.4 x 4.2)

Double glazed windows, multi-fuel burner with ornate surround, radiator, power points, karndean flooring

Lounge

11'9" x 13'9" (3.6 x 4.2)

Double glazed patio doors to garden, exposed brick wall, mutli-fuel burner, karndean flooring, TV point, radiator, door into;

Kitchen

12'1" x 11'1" (3.7 x 3.4)

Modern and high quality kitchen with wall and base units, walk-in larder, corean worktops, copper inset sink, peninsula island, integrated double oven, integrated fridge freezer, integrated micro-wave, integrated dishwasher, integrated induction hob and extractor hood, under cupboard lighting, tiled floor, double glazed window, barn-style door to conservatory

Conservatory

9'10" x 13'2" (3.00 x 4.02)

Overlooking the garden. Patio doors to garden. Radiator, power points

W.C

W.C, wash hand basin, door to;

Utility

Wall and base units, countertop sink, space for washing machine and tumble dryer, wall mounted boiler

UPSTAIRS

Bedroom One

13'9" x 11'5" (4.2 x 3.5)

Double glazed window with attractive view overlooking fields behind, radiator, power points, wardrobes

Bedroom Two

13'9" x 12'9" (4.2 x 3.9)

Double glazed window, radiator, power points, wardrobes, original fireplace

Bedroom Three

11'1" x 9'10" (3.4 x 3.00)

Double glazed window with attractive view overlooking fields behind, radiator, power points, wardrobes, with built-in desk and storage

Bedroom Four

13'1" x 12'1" (4.00 x 3.7)

Double glazed window, radiator power points, original fireplace

Bathroom

Modern bathroom comprising free-standing rolltop bath, shower, low level w.c, wash hand basin, double glazed window, radiator, ceiling speakers with blue-tooth control.

Access via pull down wooden ladder to extensive loft which has been partially boarded out and complete with lighting.

EXTERNALLY

With off-road driveway parking, and beautifully LANDSCAPED mature and colourful gardens - with patio areas, timber decked sun-terrace, bbq area and summerhouse. To the rear, there is also a brick outbuilding which has been divided and upgraded to provide a home gym and workshop. Both of which have power and lighting installed. Separate and additional ample storage is provided via a large shed located down the side of the property.

\*\*Potential for LOFT EXTENSION

With PLANNING APPROVED for a fantastic loft extension creating an en-suite master bedroom! So this even more potential with this brilliant property.

