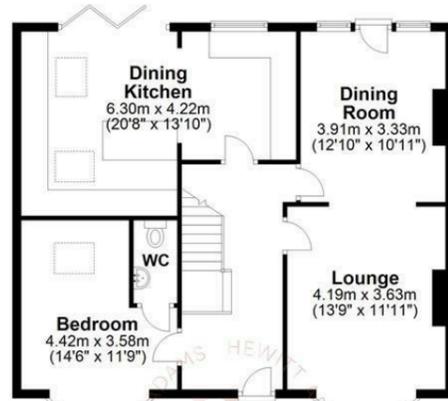




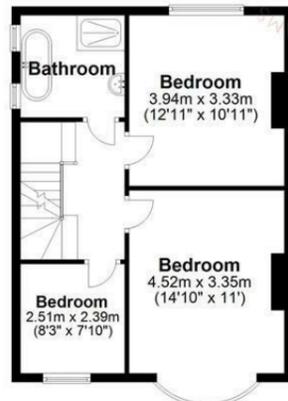
**Ground Floor**

Approx. 80.5 sq. metres (866.9 sq. feet)



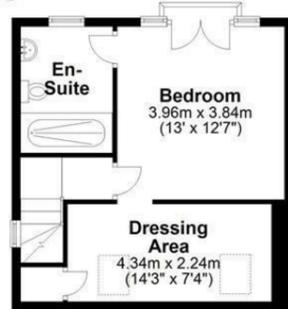
**First Floor**

Approx. 48.3 sq. metres (519.8 sq. feet)



**Second Floor**

Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 166.5 sq. metres (1792.2 sq. feet)  
For illustration purposes only - not to scale

**Wirral Mount, West Kirby, Wirral CH48 6EN**

**£475,000**

4 Bedroom 3 Reception 2 Bathroom C

Drop your bags and move straight in!

This spacious and beautifully extended four/five-bedroom semi-detached family home blends character, style and modern living to perfection.

Boasting versatile living space throughout, the ground floor offers a welcoming hallway, cosy lounge with feature fireplace, separate dining room and a stunning open-plan kitchen/dining/family room with skylights and patio doors – the ultimate entertaining hub. A ground floor bedroom with WC adds flexibility for guests or multi-generational living. This could also be used as an extra living room or home office.

Upstairs you'll find three generous bedrooms and a contemporary four-piece family bathroom, while the impressive loft conversion delivers a show-stopping principal suite complete with walk-in wardrobe, sleek ensuite and Juliet balcony with elevated views. At almost 1,800 sqft - this is a substantial family home!

Outside, enjoy a private rear garden with lawn, seating areas and a superb garden room ideal for a home office or gym, plus ample driveway parking to the front.

Stylish, spacious and ready to enjoy – contact Hewitt Adams to arrange your viewing.

**Front Entrance**

Into;

**Hall**

Staircase, radiator, parquet flooring

**Lounge**

13'8" x 11'10" (4.19 x 3.63)

Double glazed window, radiator, power points, parquet flooring, media wall

**Dining Room**

12'9" x 10'11" (3.91 x 3.33)

Parquet flooring, radiator, power points

**Open-Plan Kitchen Diner**

20'8" x 13'10" (6.30m x 4.22m)

Modern fitted kitchen with wall and base units, integrated appliances. central island, velux windows

**Bedroom 5 / Living Room**

14'6" x 11'8" (4.42 x 3.58)

Double glazed window, radiator, power points, door ito;

**W.C**

W.C, wash hand basin

**FIRST FLOOR**

**Bedroom 2**

14'9" x 10'9" (4.52 x 3.35)

Double glazed window, radiator, power points

**Bedroom 3**

12'11" x 10'11" (3.94 x 3.33)

Double glazed window, radiator, power points

**Bedroom 4**

8'2" x 7'8" (2.51 x 2.39)

Double glazed window, radiator, power points

**Bathroom**

Stunning LUXURIOUS bathroom comprising free-standing bath, shower, low level W.C, wash hand basin, tiled floor and walls, LED ceiling, double glazed window

**SECOND FLOOR**

**Bedroom 1**

12'11" x 12'7" (3.96 x 3.84)

Juliet balcony, walk-in wardrobe / dressing area, radiator, power points

**En-Suite**

Comprising shower, low level W.C, wash hand basin, heated towel rail

**EXTERNALLY**

Outside, enjoy a private rear garden with lawn, seating areas and a superb garden room ideal for a home office or gym, plus ample driveway parking to the front.

