



Total area: approx. 92.1 sq. metres (991.1 sq. feet)  
For illustration purposes only - not to scale

## Jubilee Drive, West Kirby, CH48 5EE

£359,950

3 Bedroom 2 Reception 1 Bathroom D

**\*\*Stunning Three Bedroom Extended Family Home - Sought After West Kirby Location - Must View\*\***

Hewitt Adams is delighted to offer to for sale this Three Bedroom semi-detached family home, located on the sought after Jubilee Drive in West Kirby. Within the catchment area for the highly regarded local schooling, and also offering easy access to all the amenities and transport links West Kirby offers.

The property has been skilfully extended and offers two large reception rooms and a large open plan Kitchen/Diner with a vaulted ceiling, flooding the room with natural light! A real standout selling point of this charming home.

Having been decorated and had all new carpets installed within the past 24 months, the property is presented in immaculate order both inside and out, and in brief the property consists of: Entrance Hallway, Lounge, Dining Room, Kitchen/Diner, three Bedrooms and a Bathroom.

Externally there is a Driveway and large rear Garden.

Sold with NO ONWARD CHAIN. Call Hewitt Adams to view.

**Entrance**

Composite door to the Hallway.

**Hallway**

Staircase to first floor, cupboard, radiator, laminate flooring, window to the side elevation.

**Lounge**

12'5x11'11 (3.78mx3.63m)

Window to the front elevation, Log-burning stove, radiator, power points.

**Dining Room**

12'5x10'5 (3.78mx3.18m)

Bi-folding doors leading onto the Composite decking, radiator, power points, opens to;

**Kitchen / Diner**

14'0x13'6 (4.27mx4.11m)

Stylish and modern shaker style kitchen with wall and base units, worktop surfaces, inset sink, integrated oven and hob, integrated dishwasher, space for washing machine, space for fridge freezer, velux windows, double glazed patio door to garden.

**Bedroom 1**

12'9x11'4 (3.89mx3.45m)

Window to the front elevation, radiator, power points

**Bedroom 2**

12'2x11'11 (3.71mx3.63m)

Window to the rear elevation,, radiator, power points

**Bedroom 3**

8'3x6'0 (2.51mx1.83m)

Window to the front elevation, radiator, power points

**Bathroom**

Tiled bath with shower above, low level W.C, wash hand basin, tiled floor, part tiled wall, radiator, double glazed window

**Externally - Front Elevation**

Pebbled Driveway, with feature shrubbery, gated access to the rear.

**Externally - Rear Elevation**

A beautiful and sunny landscaped rear Garden, which consists of; Composite decking, pebbled section, laid to lawn section, feature shrubbery and fenced boundaries.

