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HEWITT ADAMS
ESTATE & LETTING AGENTS

# Crossways, Wirral, CH62 3NE

## £200,000

3 Bedroom | 1 Reception | 1 Bathroom

Hewitt Adams are delighted to offer to the market this well-presented THREE-BEDROOM semi-detached home on Crossways in Bromborough.

Ideally located just a stone's throw from local shops and amenities, within easy reach of local schools and just a short walk from The Croft Retail & Leisure Park, the property is perfectly suited to a FIRST-TIME BUYER or young family looking for a TURNKEY HOME that is ready to move straight into.

The property comes to the market in excellent condition and has benefited from a number of important improvements in recent years, including a FULL REWIRE and NEW BOILER, both completed within the last three years. The home is well decorated throughout and also features a MODERN KITCHEN and contemporary SHOWER ROOM, along with full double glazing and gas central heating.

Externally, the property continues to impress, offering a GOOD-SIZED REAR GARDEN together with the added convenience of OFF-ROAD DRIVEWAY PARKING.

In the agent's opinion, this is an excellent opportunity for anyone looking to take their first step onto the property ladder without the need to immediately undertake costly improvement works. A straightforward, ready-to-go home in a convenient and popular location.

Early viewing is highly recommended – call Hewitt Adams today on 0151 342 8200 to arrange your viewing.

www.hewittadams.co.uk | A: 20 Pensby Road, Heswall, CH60 7RE | T: 0151 342 8200

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## Front Entrance
Into;

## Hall
Staircase, double glazed window

## Lounge
9'2" x 20'11" (2.8 x 6.4)
Double glazed window, double glazed sliding door to garden, radiator, fireplace, power points

## Kitchen
10'5" x 7'10" (3.2 x 2.4)
Wall and base units, inset sink, integrated oven and hob, spaces for white-goods, double glazed window, rear door

# UPSTAIRS

## Bedroom One
12'5" x 10'2" (3.8 x 3.1)
Double glazed window. radiator, power points

## Bedroom Two
10'2" x 10'5" (3.1 x 3.2)
Double glazed window. radiator, power points, wardrobes

## Bedroom Three
7'6" x 7'2" (2.3 x 2.2)
Double glazed window. radiator, power points

## Shower-Room
Comprising shower, low level W.C, wash hand basin, towel rail, double glazed window

# EXTERNALLY
Front Aspect - Driveway affording off-road parking, lawned garden

Rear Aspect - Patio and lawned garden, with mature shrubs.

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