



## Walker Street, Hoylake, CH47 2DZ

£800 PCM

 2 Bedroom  1 Reception  1 Bathroom  C

\*\*\* Beautiful Mid Terrace - Heart of Hoylake - Available Now \*\*\*

Hewitt Adams is delighted to offer TO LET this incredible Two Bedroom Mid-Terrace On Walker Street, Hoyake.

Ideally situated for all the fantastic amenities Hoylake and West Kirby have to offer, and with excellent transport links to both Liverpool and Chester.

The property has been recently decorated and had new flooring and blinds installed throughout by the owners, and as is available to rent immediately, subject to the usual checks.

In brief the ground floor of the property consists of: Lounge, Kitchen/Diner inner Hallway and a Bathroom. The first floor has two Bedrooms.

Externally there is on street Parking and a sunny rear Yard.

No Pets, No Smokers, Unfurnished, Available Now

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

uPVC door to the Lounge.

Lounge

13'3x10'8 (4.04mx3.25m)

Window to the front elevation, radiator, laminate flooring, meter cupboard.

Kitchen/Diner

10'8x10'2 (3.25mx3.10m)

Wall and base units with worktops, inset sink and drainer with mixer tap, window to the rear elevation, staircase to the first floor accommodation.

There is a free standing cooker that will be included, but it will not be maintained or replaced by the landlord if it breaks.

Inner Hallway

uPVC door to the rear Yard, Utility area allowing space and plumbing for free standing white goods (not included) and access to the Bathroom.

Bathroom

Bath with glass screen, tap and electric shower, WC, wash basin with mixer tap, radiator, extractor fan, tiled walls and floors.

This room has just had a new roof installed, and external insulation.

First Floor

Bedroom 1

13'2x10'8 (4.01mx3.25m)

Window to the front elevation, radiator.

Bedroom 2

10'2x8'0 (3.10mx2.44m)

Window to the rear elevation, radiator, boiler cupboard.

Externally - Front Elevation

On street Parking.

Externally - Rear Elevation

A sunny and private rear Yard, with a sun decked terrace. Gated access to the rear.

