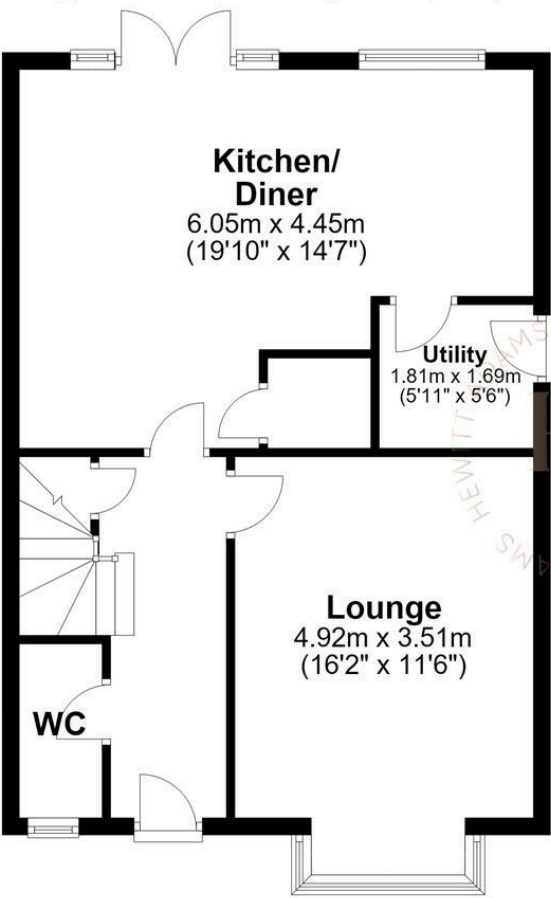




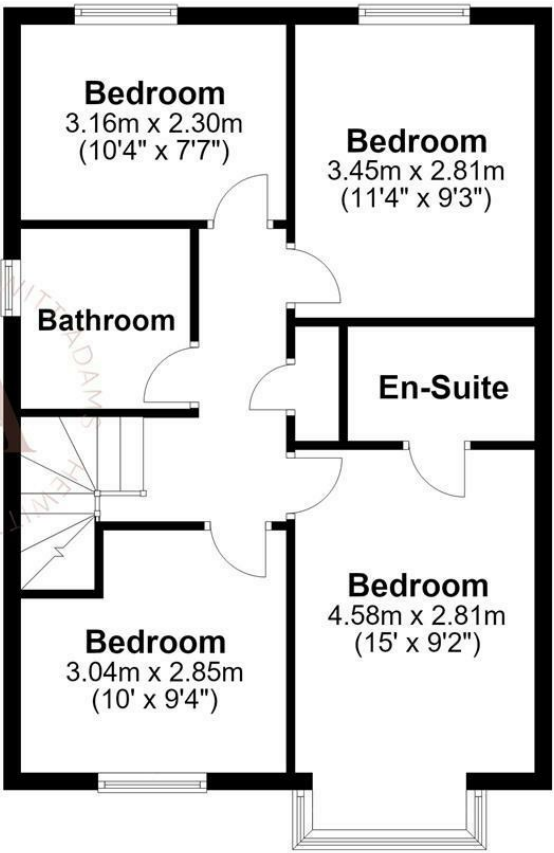
Ground Floor

Approx. 54.4 sq. metres (585.9 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.3 sq. feet)



Total area: approx. 108.9 sq. metres (1172.2 sq. feet)
For illustration purposes only - not to scale



Hay Meadow Avenue, Wirral, CH49 1AF
£420,000

4 Bedroom 1 Reception 2 Bathroom B

****Modern, Stylish & Move-In Ready – Ideal Family Home - Must View!****

This beautifully presented four-bedroom detached home is perfectly positioned in the highly sought-after Hay Meadow Avenue and is offered for sale in excellent condition.

A fantastic opportunity for young families, this modern property combines stylish design, generous proportions, and a superb location with excellent transport links across the Wirral, to Liverpool, the M53, and Arrowe Park.

Internally, the accommodation is beautifully maintained and offers everything you need to move straight in. With TWO BATHROOMS (one en-suite) plus a W.C! The kitchen diner is modern and includes INTEGRATED APPLIANCES. In brief, the property comprises:

Entrance hallway, downstairs W.C., spacious lounge, contemporary open-plan kitchen and dining area with integrated appliances, four well-proportioned bedrooms, including a master with en-suite, modern family bathroom.

Externally, the property benefits from a large driveway, offering ample off-road parking, detached garage and a landscaped rear garden with a patio and artificial grass – ideal for relaxing or entertaining.

Front Entrance

Into:

Hall

Radiator, power points, stairs to first floor

W.C.

W.C, wash hand basin, heated towel rail

Lounge

11'6" x 16'1" (3.51 x 4.92)

Double glazed bay window, radiator, power points

Kitchen Diner

19'10" x 14'7" (max) (6.05 x 4.45 (max))

Wall and base units with breakfast bar, integrated oven and grill, integrated fridge and freezer, inset sink, double doors to rear garden, door to:

Utility

5'11" x 5'6" (1.82 x 1.69)

Base units, inset sink, integrated washing machine, door to side access

First Floor

Bedroom

9'2" x 15'0" (2.81 x 4.58)

Double glazed bay window, radiator, power points, door to:

En Suite

Walk in shower, w.c, wash hand basin, radiator, tiled walls and floor

Bedroom

9'2" x 11'3" (2.81 x 3.45)

Double glazed window, radiator, power points

Bedroom

10'4" x 7'6" (3.16 x 2.30)

Double glazed window, radiator, power points

Bedroom

9'11" x 9'4" (3.04 x 2.85)

Double glazed window, radiator, power points

Bathroom

Comprising bath with shower above, w.c, wash hand basin, heated towel rail, tiled walls and floor

Externally

Front - Driveway parking for multiple cars and access to detached garage

Rear - A generous garden laid mainly to artificial grass and patio. Gated access to the front.

