



## Mount Pleasant Road, Wallasey, CH45 5EN

£290,000

3 Bedroom 1 Reception 3 Bathroom

\*Spacious & Versatile Living Accommodation - Stunning Low Maintenance Garden With Garden Room - Meticulously Presented Inside and Out\*\*

Hewitt Adams is delighted to welcome to the market for sale this attractive, three double bedroom town house arranged over three floors, situated on Mount Pleasant Road in the sought after residential area of New Brighton. This stunning townhouse constructed in 2021 is situated just a short distance from excellent schooling, local shops and handy transport links. Well appointed with a neutral décor throughout this well proportioned and well planned accommodation offers versatile family living space. Further affording gas central heating, double glazing and a double driveway with ample off road parking, alarm and CCTV system.

In brief the versatile accommodation consists of a spacious hallway, WC, kitchen/diner opening to the lounge with bi-folding doors. To the first floor are two double bedrooms and a beautifully fitted family bathroom. The second floor boasts the stunning master bedroom with en suite and walk in dressing room/wardrobe.

Externally, to the front of the property there is a double driveway providing ample off road parking.

The rear of the property has a low maintenance garden with secure boundaries and a garden room with lighting and power which could be used as a home office.

Viewing is essential to fully appreciate everything this property has to offer.

**Entrance Hall**

16'08 x 7'07 (5.08m x 2.31m)

Front door to hall, central heating radiator, stairs to first floor, understairs storage, doors to;

**WC**

5'02 x 2'11 (1.57m x 0.89m)

WC, wash hand basin, radiator.

**Kitchen/Diner**

18'11 x 7'09 (5.77m x 2.36m)

A beautifully fitted kitchen comprising a range of well appointed wall and base units with complementary work surfaces incorporating sink and drainer, cooker, hob, space for fridge freezer, space and plumbing for washing machine and dishwasher. Window to front aspect, inset spotlights, opening to lounge;

**Lounge**

15'08 x 10'06 (4.78m x 3.20m)

Bi-folding doors opening to the garden, central heating radiator, media wall with electric fire.

**First Floor Landing**

Radiator, spotlights, staircase to second floor, doors to;

**Bedroom 2**

15'09 x 11'00 (4.80m x 3.35m)

Windows to rear elevation, central heating radiator, door to ensuite.

**Ensuite**

9'01 x 3'09 (2.77m x 1.14m)

Comprising; WC, wash hand basin, shower cubicle, radiator, spotlights.

**Bedroom 3**

13'11 x 9'03 (4.24m x 2.82m)

Window to front elevation, central heating radiator.

**Family Bathroom**

8'09 x 6'03 (2.67m x 1.91m)

A spacious and beautifully fitted bathroom comprising; WC, wash handbasin, bath with shower over and integral smart tv, window to front aspect, spotlights, radiator.

**Second Floor**

Door leading to Master Bedroom -

**Master Bedroom**

18'10 x 15'08 (5.74m x 4.78m)

Window to front elevation, central heating radiator, door to ensuite and dressing room.

**Ensuite**

7'01 x 5'10 (2.16m x 1.78m)

Comprising; WC, wash hand basin with vanity unit, shower cubicle, Velux window, radiator, spotlights.

**Dressing Room**

13'00 x 8'02 (3.96m x 2.49m)

Velux window, spotlights.

**Summer House/Garden Room**

With lighting and power.

