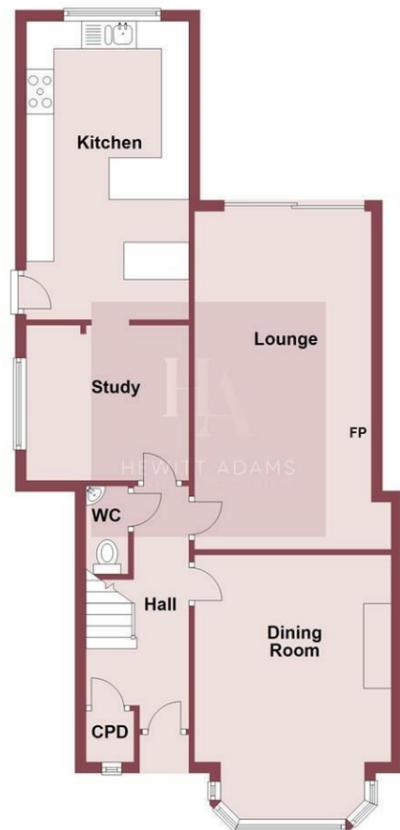
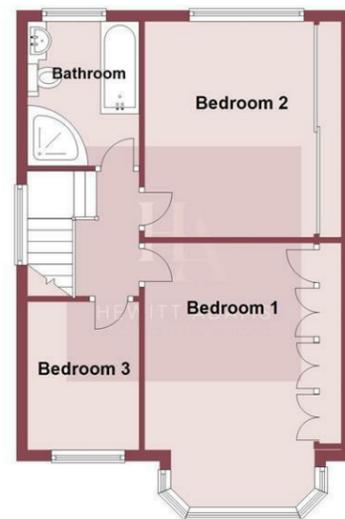




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

Langdale Road, Wirral, Merseyside CH63 3AN

Offers In Excess Of £315,000

3 Bedroom
 2 Reception
 1 Bathroom

****Extended Three Bedroom Semi - Highly Sought After Bebington Location - Immaculately Presented - Large South Facing Rear Garden****

Hewitt Adams is pleased to offer to the market this large THREE BEDROOMED semi-detached home located on the HIGHLY SOUGHT AFTER Langdale Road in Bebington, a short walk from local shops and the Grammar school.

The GROUND-FLOOR extension does offer a larger than typical kitchen diner and a large rear living room - *With scope to KNOCK-THROUGH into the kitchen to create an open-plan kitchen diner if someone wished to do so.

This wonderful family home is IMMACULATELY PRESENTED and has clearly been a much loved, and well maintained home. With a SOUTH FACING garden.

In brief the accommodation affords; entrance hall, dining room, extended living room, extended kitchen, downstairs w.c. Upstairs there are three good-sized bedrooms and a four-piece family bathroom. With an integral garage and plenty of off-road parking. The rear garden is well maintained, SOUTHERLY FACING, and offers patio, lawn and a further patio area with a summerhouse.

PLEASE NOTE - the sellers have previously had plans drawn up for a large LOFT-EXTENSION which they are happy to pass across to new owners.

Front Entrance

Into:

Hall

Amtico flooring, radiator, staircase to first floor, under-stairs storage, cloaks-cupboard

Dining Room

11'11" x 16'2" (3.65 x 4.95)

Double glazed window to front aspect, radiator, power points, TV point, fireplace with stone surround

Living Room

12'1" x 19'6" (3.69 x 5.95)

Extended family living room with patio doors to garden, radiator, power points, TV point

W.C

W.C, wash hand basin, amtico flooring

Study

11'5" x 9'2" (3.50 x 2.80)

Amtico flooring, radiator, power points, double glazed window to side elevation, open arch to;

Kitchen Diner

11'0" x 17'8" (3.37 x 5.40)

EXTENDED fitted kitchen with wall and base units and Peninsula island. With corean worktops, inset sink, integrated double oven, integrated oven, integrated microwave, integrated induction hob, integrated dishwasher. Space for free-standing Fridge Freezer. Tiled splashbacks. Amtico flooring, double glazed window to rear aspect overlooking the SOUTH FACING garden. Rear door to outside.

UPSTAIRS

Bedroom One

10'6" x 14'10" (3.21 x 4.53)

With fitted wardrobes and bedroom furniture, radiator, power points

Bedroom Two

9'10" x 13'6" (3.01 x 4.13)

Double glazed window to rear aspect, radiator, power points, fitted wardrobes

Bedroom Three

6'7" x 8'10" (2.02 x 2.70)

Double glazed window to front aspect, radiator, power points

Bathroom

FOUR-PIECE suite comprising bath, shower cubicle, low level w.c, wash hand basin vanity, part tiled, heated towel rail, radiator, double glazed window to rear aspect

EXTERNALLY

Front Aspect - Generous driveway offering parking for at least two cars. With a Garage with double doors with power and lighting.

Rear Aspect - SOUTH FACING rear garden with twin patio areas and a substantial lawned garden. With a summerhouse.

Additional Information

PLEASE NOTE - the sellers have previously had plans drawn up for a large LOFT-EXTENSION which they are happy to pass across to new owners. Images included in these particulars.

*Several properties in the road have had these extensions previously.

