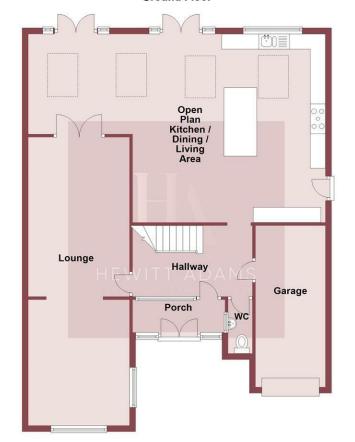




Ground Floor



First Floor Bedroom 3 Bedroom 2 Bedroom 1 Bathroom CPD En-suite Bedroom 4

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 appr no reposnsibility is taken for any error, ommision or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purch services, systems and appliances shown here have not been tested and no guarantee to their operability or effiency can be given. Plan produced using PlanUp.



Mere Avenue, Wirral, Merseyside CH63 0NE

Offers In The Region Of £475,000







 ${\tt **Extended-Open-Plan Living-Fantastic Family Home-Sought After Raby Mere Location-Southerly Facing Garden {\tt **Extended-Open-Plan Living-Facing Garden {\tt **Extended-Open-Plan Living-Open-Plan Livin$

Hewitt Adams is delighted to offer to the market this DETACHED four bedroom family home located on the highly sought after Mere Avenue in Raby Mere. This EXTENDED family home boasts a fantastic modern and extended OPEN-PLAN kitchen diner and living area, and also boasts an extended front lounge with an extended master bedroom & en-suite bathroom.

The property boasts four DOUBLE BEDROOMS and the SOUTHERLY FACING rear garden has a wonderful WOODLAND ASPECT to the rear.

In brief the accommodation affords: entrance porch, hall, extended lounge, W.C, modern extended open-plan kitchen diner and living room. Upstairs there are FOUR BEDROOMS - the master of which boasts an en-suite - as well as the main family bathroom.

With an integral garage, driveway offering parking for several cars, and side access to the rear garden. The rear garden is a generous size and perfect for families. With it being SOUTH EAST

Within walking distance of Bromborough Golf Course and within the catchment area for fantastic local schooling.

Front Entrance

Into:

Porch

Glazed door into:

Hall

Staircase to first floor, door into integral garage, radiator, power points

W.C

W.C, Wash hand basin, double glazed window

Extended Lounge

10'11" x 33'1" (3.33 x 10.09)

Large family lounge with double glazed window to front and side aspect, radiator, power points, TV point, double glazed door into kitchen diner

Extended Open Plan Kitchen Dining & Living Room

 $32'1'' \times 21'1'' (9.79 \times 6.43)$

A fantastic part of this family home. This extended open plan kitchen and family living and dining space is the heart of the home and opens out onto the South Easterly facing garden. With tiled floor with underfloor heating, a Shaker style kitchen with granite worktops, central island with granite top, inset sink, integrated dishwasher, wine chiller, Free-standing Fridge Freezer, Rangemaster oven and hob, four large Velux flooding the room with light, two sets of double glazed patio doors to the garden, side door

UPSTAIRS

Bedroom One

11'1" × 16'11" (3.38 × 5.16)

Large double bedroom benefitting from the extension to the front giving space for the en-suite. With double glazed windows to rear overlooking the garden, radiator, power points, integral wardrobes, door to:

En-Suite

Comprising Jacuzzi style bath, shower, low level W.C, wash hand basin, double glazed window to front

Bedroom Two

10'9" x 10'10" (3.28 x 3.31)

Double glazed window to rear overlooking the garden, radiator, power points

Bedroom Three

9'1" x 10'11" (2.77 x 3.33)

Double glazed window to rear overlooking the garden, radiator, power points

Bedroom Four

10'9" x 10'11" (3.28 x 3.331)

Double glazed window to front aspect, radiator, power points

Bathroom

Comprising panel bath with shower above, low level W.C, wash hand basin, tiled walls, double glazed window to side aspect

EXTERNALLY

Front Aspect - Driveway parking for several cars. Side access to the rear garden.

Rear Aspect - Generous family sized SOUTHERLY FACING rear garden that enjoys tremendous sunlight. With lawned garden and patio areas.

Garage

Up & Over door. Utility area to the rear of the Garage. Accessed internally from the hallway of the house.















