



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.

## Parklands Drive, Wirral, Merseyside CH60 3RU

£375,000

 3 Bedroom  1 Reception  2 Bathroom 

**\*\*Three Bedroom Detached Bungalow - Corner Plot - No Chain - Sought after part of Gayton\*\***

Hewitt Adams is thrilled to have the opportunity to market this generously proportioned THREE BEDROOM DETACHED Bungalow in Parklands Drive in Gayton.

The bungalow sits in a fabulous corner plot and offers gardens to the front, side and rear. With a generous driveway and integral double garage.

The property benefits from coming to the market with NO ONWARD CHAIN and whilst the property does require some modernization - it is certainly in a condition whereby a new buyer could move straight into the property and do this as they go.

In brief the accommodation affords: entrance porch, hallway, W.C, lounge and dining room, kitchen, conservatory / sun-room, three bedrooms and a modern shower-room.

Externally there are landscaped gardens, block-paved driveway and double garage. Bungalows in this area do sell well and the Agents anticipate good interest in the property. Call Hewitt Adams on 0151 342 8200.

Front Entrance

Into:

Porch

Tiled floor, double glazed windows, glazed door into:

Hallway

Radiator, store cupboards, power point, loft access

Lounge

23'00x11'00 (7.01mx3.35m)

Double glazed windows to front aspect, radiator, power points, gas fireplace with stone surround and hearth, TV Point, opens into:

Dining Room

11'1x11'7 (3.38mx3.53m)

Double glazed window to side elevation, radiator, power points

Kitchen

11'4x11'1 (3.45mx3.38m)

Fitted wall and base units, beamed ceiling, range style cooker, inset sink, space for fridge freezer, double glazed window, rear door

Conservatory / Sun-Room

12'00 x 11'2 (3.66m x 3.40m)

Double glazed windows, tiled floor, integral door into Double garage

Bedroom 1

11'11x11'6 (3.63mx3.51m)

Double glazed window to side aspect, radiator, power points, fitted wardrobes with sliding mirrored door

Bedroom 2

11'9x9'3 (3.58mx2.82m)

Double glazed window to side, radiator, power points

Bedroom 3

9'10x8'03 (3.00mx2.51m)

Double glazed window to side aspect, radiator, power points

Shower-room

Modern shower-room with walk-in-shower, low level W.C, wash hand basin vanity unit, tiled floor, double glazed window to rear

EXTERNALLY

Front & Side Gardens

Due to an enviable corner position on Parklands Drive - the property boasts landscaped front and side gardens, block-paved driveway

Rear Garden

Mainly laid to lawn with patio, established flower-beds, garden shed

Double Garage

With electric up and over doors, power and lighting

