



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.

Ennisdale Drive, Wirral, Merseyside CH48 9UB

£340,000

4 Bedroom 2 Reception 2 Bathroom

Stunning EXTENDED 4 Bedroom Semi - Open Plan Kitchen & Living Area - South Westerly Facing Garden

Hewitt Adams is delighted to showcase this impressive FOUR BEDROOM semi-detached family home located on the highly sought after Ennisdale Drive in West Kirby.

The property is beautifully presented and benefits from a modern OPEN-PLAN KITCHEN LIVING AREA EXTENSION with a large en-suite master bedroom offering fantastic views.

In brief the accommodation affords: entrance porch, hall, lounge, open plan kitchen and living area, utility room. Upstairs there are three bedrooms and a stylish modern shower-room to the first floor. The loft extension provides a fantastic MASTER BEDROOM with a large En-Suite bathroom offering far reaching views.

Externally there is a generous block-paved driveway affording parking for at least two cars. To the rear is a SOUTH WESTERLY facing sunny rear garden with patio, lawn and childrens play-area.

Within walking distance from Newton Park and Caldly Grange Grammar School and a short drive from the centre of West Kirby and all its' amenities as well as a short drive from Heswall and Irby.

To view this fantastic addition to the market - Call Hewitt Adams on 0151 342 8200 to book your viewing today.

Front Entrance

Into:

Porch

Tiled floor, glazed door into:

Hall

Staircase to first floor, underfloor storage, double glazed window to side, radiator, power points

Lounge

11'2" x 13'7" (3.42 x 4.15)

Double glazed bay window to front aspect, radiator, power points, fireplace, TV point

Open Plan Kitchen & Living Area

21'8" 17'3" (6.62 5.28)

Stylish EXTENDED modern Shaker style kitchen with wooden wall and base units, central island, Resin worktops, inset one and half bowl sink, integrated oven and grill, integrated dishwasher, integrated hob, comprehensive storage, upright modern anthracite radiator, power points, bi-folds to rear garden, velux x2, TV point, door into:

Utility Room

Side stable door, space and plumbing for washing machine and dryer

UPSTAIRS

Bedroom Two

11'10" x 11'7" (3.62 x 3.54)

Double glazed window to rear, radiator, power points, integral wardrobes

Bedroom Three

11'3" x 11'3" (3.45 x 3.45)

Double glazed window to front aspect, radiator, power points

Bedroom Four

6'11" x 7'5" (2.11 x 2.27)

Double glazed window to front aspect, power points

Currently used as a walk-in dressing room

Shower Room

Stylish walk-in Shower, Wash hand basin, low level W.C, towel rail, double glazed window to side aspect

LOFT-EXTENSION

Bedroom One

10'2" x 15'3" (3.11 x 4.66)

Double glazed window to front aspect, radiator, power points, TV point, door into:

En-Suite

Fully tiled. Free-Standing Bath, W.C, wash hand basin, double glazed window to front aspect with far reaching views

EXTERNALLY

Front Aspect

Block paved driveway, side gate access to the rear

Rear Aspect

SOUTH WESTERLY facing rear garden comprising generous patio area, good sized lawn

