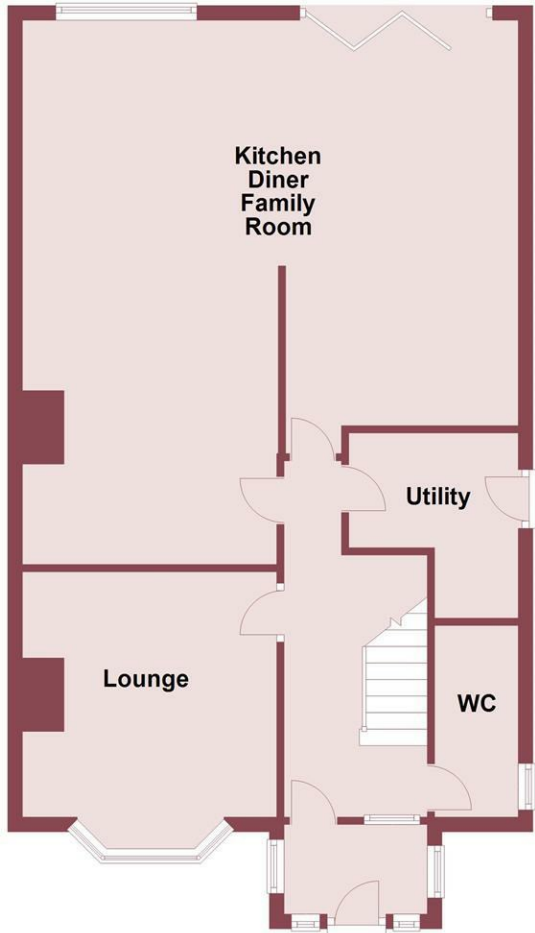
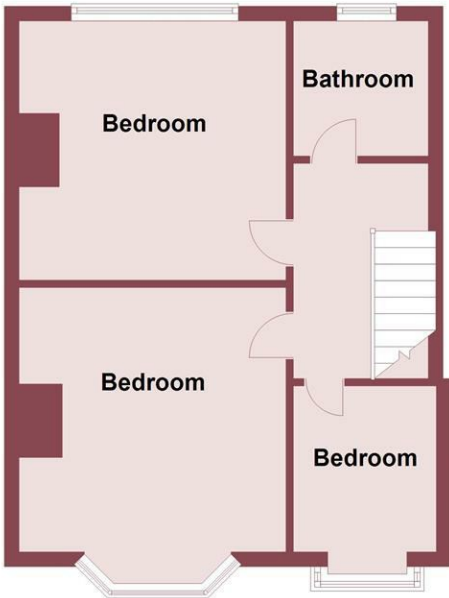




Ground Floor



First Floor



## Pine View Drive, Wirral, CH61 6UH

£389,950

3 Bedroom 2 Reception 1 Bathroom D

**\*\*Extended Three Bedroom Semi - Huge Open-Plan Kitchen & Family Room - Utility & W.C\*\***

Hewitt Adams is delighted to offer to the market this modern but characterful three bedroom, SIDE & REAR EXTENDED semi-detached home on the POPULAR Pine View Drive in Heswall. A perfect starter family home!!

Boasting a wonderful, large OPEN-PLAN kitchen and family room that truly is the HEART OF THE HOME. With the additional benefit of BOTH a downstairs W.C. and UTILITY ROOM - making this a very practical, as well as modern, family home.

In brief the accommodation affords: entrance hall, lounge, open-plan kitchen and family room, utility and W.C. Upstairs there are three bedrooms and a family bathroom.

With driveway parking for two cars and a private rear garden laid to lawn and a decked seating area. The garden enjoys plenty of sunlight.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into:

Porch

Door into:

Hall

Parquet flooring, radiator, power points, stairs to first floor

W.C.

3'8" x 8'6" (1.14 x 2.61)

Wash hand basin, w.c, double glazed window, towel rail

Lounge

11'11" x 11'10" (3.64 x 3.61)

Double glazed bay window, radiator, power points, parquet flooring, gas fire

Utility

7'6" x 8'3" (2.31 x 2.52)

Space and plumbing for washing machine, space for tumble dryer, boiler, radiator, door to side access

Kitchen Diner Living Room

22'2" x 24'3" (max) (6.76 x 7.41 (max))

Wonderful open plan family living space - Shaker style wall and base units, large central island with inset sink, integrated oven and microwave, space for American style fridge freezer, integrated dishwasher, Velux windows. Ample space for sofas and dining table and chairs. With bi-fold doors and double glazed windows to the rear.

First Floor

Bedroom One

11'11" x 11'9" (3.64 x 3.60)

Double glazed bay window, radiator, power point, integral wardrobes

Bedroom Two

11'11" x 11'6" (3.65 x 3.53)

Double glazed window, radiator, power point

Bedroom Three

6'4" x 7'4" (1.95 x 2.26)

Double glazed bay window, radiator, power point

Bathrrom

6'0" x 6'0" (1.84 x 1.84)

Comprising bath with shower above, w.c, wash hand basin, towel rail, tiled walls and floor, double glazed window

Externally

Front - Driveway parking for two cars

Rear - Private, good-sized rear garden mainly laid to lawn with decked seating area and side gate access to the front. The garden enjoys plenty of sunlight.

Council Tax Band

C

