



Total area: approx. 198.2 sq. metres (2133.7 sq. feet)
For illustration purposes only - not to scale

Brimstage Road, Heswall, Wirral CH60 1XG

Offers In The Region Of £750,000

4 Bedroom 4 Reception 2 Bathroom

****Four Bedroom Detached Family Home - Southerly Facing Garden - Sought After Heswall Location****

Hewitt Adams is pleased to offer to the market this impressive DETACHED four bedroom family home located on the PRESTIGIOUS Brimstage Road in Heswall, a short walk from the centre of Heswall - this is a superb location due to it's proximity to schools, a nearby park and the Town Centre.

Brimstage Road is highly convenient for anybody commuting across the Wirral, Manchester, Liverpool, Chester or to North Wales due to the easy access to the M53 and the Chester High Road.

With some beautiful, UNIQUE FEATURES such as SANDSTONE WALLS, BEAMED CEILINGS, A SPIRAL STAIRCASE WITH GALLERIED LANDING, EXPOSED BRICK WALLS and many other wonderful characteristics. This has been a much loved family home for many years!

In brief the accommodation affords: entrance hall, lounge, W.C, kitchen dining room and a study / play-room as well as a office. Upstairs there are four DOUBLE BEDROOMS - including one en-suite, and the family bathroom.

Externally there is a LARGE DRIVEWAY with a generous INTEGRAL DOUBLE GARAGE and a great sized SOUTHERLY FACING private rear garden.

Front Entrance

Into:

Hall

Limestone tiles, exposed brick feature wall, radiator, power points, spiral feature staircase

Lounge

14'6" x 18'5" (4.42 x 5.62)

Beamed ceiling, tiled floor, sandstone fireplace, double glazed windows and patio doors, radiator, power points, TV point

Study

8'11" x 15'5" (2.74 x 4.7)

Double glazed window to front aspect, radiator, power points

W.C

W.C, wash hand basin, double glazed window

Kitchen

13'3" x 13'5" (4.06 x 4.09)

Cottage style kitchen with central island, wall and base units, tiled floor, exposed brick feature walls, inset sink, radiator, power points, double glazed window, door to utility, feature archway to:

Dining Area

13'6" x 13'2" (4.13 x 4.02)

Tiled floor, window to front aspect, radiator, power points, door into the garage, door to:

Play-room / Office

10'0" x 15'5" (3.07 x 4.7)

Sliding door to garden, radiator, power points

Utility

Space and plumbing for washing machine and dryer, space for fridge freezer, door to garden

UPSTAIRS

Bedroom One

11'1" x 13'5" (3.40 x 4.09)

Windows, fitted wardrobes, radiator, power points

En-Suite

Shower, low level W.C, wash hand basin

Bedroom Two

13'1" x 8'11" (3.99 x 2.72)

Window to front aspect, radiator, power points, integral wardrobes

Bedroom Three

13'1" x 8'11" (3.99 x 2.72)

Window, radiator, power points, integral wardrobes

Bedroom Four

13'1" x 8'11" (3.99 x 2.72)

Window to front aspect, radiator, power points

Bathroom

Comprising shower, free-standing bath, His & Hers wash basins, towel rail, windows

EXTERNALLY

Front Aspect - Generous large driveway, lawned front garden with mature trees adding tremendous character and kerb-appeal to the front of the property. Side access to the rear

Rear Aspect - SOUTH FACING rear garden with patio and a large lawned garden.

