



Total area: approx. 121.7 sq. metres (1310.4 sq. feet)
For illustration purposes only - not to scale

Acre Lane, Heswall, Wirral CH60 1UN

£450,000

3 Bedroom 2 Reception 1 Bathroom D

****Three Bedroom Detached Family Home - Sought After Location - Generous Plot & Mature Gardens - No Chain****

Hewitt Adams is delighted to offer to the market this fantastic family home located on the SOUGHT AFTER Acre Lane in Heswall, a short walk from Barnston Primary School which the property is WITHIN THE CATCHMENT AREA of, and a short stroll to Heswall train station.

The property occupies a generous plot and has wonderful mature front and rear gardens.

The property also benefits from a stunning Marilyn Phillips modern shower-room.

In brief the accommodation affords; entrance porch, hall, lounge, dining room, kitchen. Upstairs there are three DOUBLE bedrooms, a NEW modern shower-room by Marilyn Phillips and a w.c.

With plenty of off-road driveway parking, a garage, and a large rear garden with patio and lawned areas.

There is also considerable space and scope for a side and rear extension - *subject to regulations and consents.

Front Entrance

Into;

Porch

Tiled floor, door to;

Hall

Staircase to first floor, cloaks-cupboard

Living Room

10'10" x 19'7" (3.32 x 5.97)

Double aspect with double glazed bay window, electric fireplace, double glazed patio doors to garden, TV point, power points

Dining Room

10'3" x 10'9" (3.14 x 3.28)

Double glazed windows to side and rear, power points

Kitchen

8'3" x 14'7" (2.52 x 4.45)

Fitted wall and base units, inset sink, double glazed window to the rear, side window, tiled floor, integrated oven and hob, integrated dishwasher, space for a fridge freezer, side door

UPSTAIRS

Bedroom One

11'1" x 18'6" (3.4 x 5.64)

Double glazed bay window, double glazed window to rear, radiator, power points

Bedroom Two

10'0" x 10'9" (3.07 x 3.28)

Double glazed window, radiator, power points, wardrobes and wash basin

Bedroom Three

13'9" x 8'3" (4.2 x 2.54)

Double glazed window, radiator, power points

Shower-Room

Stunning NEW Merylyn Phillips shower-room with walk-in shower, wash hand basin vanity unit, towel rail, tiled walls, tiled floor, double glazed window

W.C

W.C

EXTERNALLY

With plenty of off-road driveway parking, a garage, and a large rear garden with patio and lawned areas.

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