



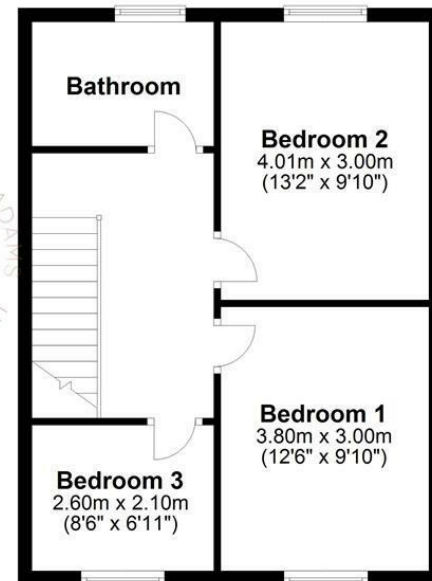
**Ground Floor**

Approx. 72.2 sq. metres (776.8 sq. feet)



**First Floor**

Approx. 45.2 sq. metres (486.9 sq. feet)



Total area: approx. 117.4 sq. metres (1263.6 sq. feet)  
For illustration purposes only - not to scale

**Tower Road South, Heswall, Wirral CH60 7SY**

**£320,000**

3 Bedroom 2 Reception 2 Bathroom

**\*\*Three Bedroom Semi - South West Facing Garden - Central Heswall Location - No Chain!\*\***

Hewitt Adams is delighted to offer to the market this three bedroom semi-detached home on Tower Road South - a SOUGHT AFTER location only a short walk from the centre of Heswall.

Sold with NO CHAIN, this well maintained three bedroom property benefits from a small ground floor extension which provides a utility and a downstairs shower-room.

A particular selling point is the SOUTH WEST FACING rear garden that is also a fabulous size.

In brief the accommodation provides: porch, hall, lounge, dining room, conservatory, kitchen, a utility and a shower room. Upstairs there are three bedrooms and a bathroom.

With double glazed windows, gas central heating, off-road driveway parking and a LARGE SOUTH WEST FACING garden.

Sold with NO CHAIN - Call Hewitt Adams on 0151 342 8200 to view.

**Front Entrance**

Into:

**Porch**

Door to:

**Hall**

Staircase to first floor, radiator, power points

**Lounge**

11'9" x 13'9" (3.6 x 4.2)

Double glazed window, radiator, power points

**Dining Room / Sitting Room**

11'9" x 13'9" (3.6 x 4.2)

Fireplace, radiator, power points, door into:

**Conservatory**

10'0" x 13'9" (3.06 x 4.2)

Overlooking the South West facing garden

**Kitchen**

8'10" x 8'7" (2.7 x 2.62)

Wall and base units, spaces for white goods, inset sink, double glazed window, opens to:

**Utility**

5'10" x 4'3" (1.8 x 1.3)

Door to outside, door to:

**Shower-Room**

Comprising shower, low level w.c, wash hand basin, double glazed window

**UPSTAIRS**

**Bedroom One**

12'5" x 9'10" (3.8 x 3.00)

Wardrobes, double glazed window, radiator, power points

**Bedroom Two**

9'10" x 13'1" (3.00 x 4.00)

Wardrobes, double glazed window, radiator, power points

**Bedroom Three**

6'10" x 8'6" (2.1 x 2.6)

Wardrobes, double glazed window, radiator, power points

**Bathroom**

Comprising bath, low level w.c, wash hand basin, double glazed window, double glazed window

**EXTERNALLY**

Front Aspect - Generous off-road driveway parking

Rear Aspect - South West Facing with patio and large lawn

