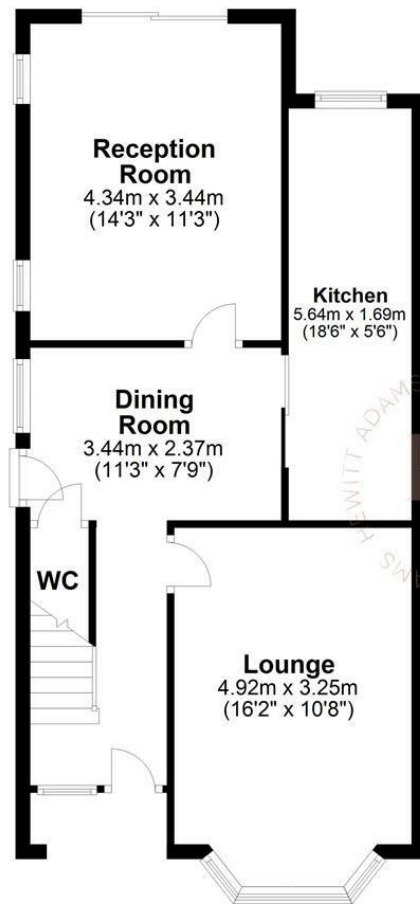




**Ground Floor**

Approx. 57.7 sq. metres (621.3 sq. feet)



**First Floor**

Approx. 50.8 sq. metres (546.6 sq. feet)



Total area: approx. 108.5 sq. metres (1167.9 sq. feet)  
For illustration purposes only - not to scale

**Milner Road, Wirral, Wirral CH60 5RZ**

Offers Over £240,000

3 Bedroom 3 Reception 1 Bathroom

\*\*Three Bedroom Semi - Located Close To Centre Of Heswall - Extended Home - Fantastic Potential - No Chain!\*\*

Hewitt Adams is pleased to offer to the market this THREE BEDROOM characterful semi-detached home on the popular Milner Road, a SHORT WALK from the CENTRE OF HESWALL and all of its amenities.

The property has benefitted from a previous DOUBLE-STOREY EXTENSION to the rear and the property offers new owners huge potential for further development and modernisation.

The property comes to the market with NO ONWARD CHAIN.

In brief the accommodation affords; entrance hall, lounge, dining room, living room, w.c, kitchen. Upstairs there are three bedrooms and the family bathroom. With huge potential to create an OEPN-PLAN aspect downstairs without further extension - \*subject to regulations.

Such is the size of the extended back bedroom - there is clear potential to reconfigure the upstairs and create a FOURTH BEDROOM if required, and at a reasonable cost.



**Front Entrance**

Into;

**Hall**

Staircase

**Lounge**

11'1" x 14'4" (3.4 x 4.39)

Window to front elevation, power points, fireplace

**Dining Room**

8'2" x 10'5" (2.5 x 3.20)

Window to side elevation, side door, door into;

**W.C**

W.C, wash basin

**Living Room**

11'4" x 14'6" (3.46 x 4.44)

Windows, power points, fireplace, doors to garden

**Kitchen**

5'6" x 18'6" (1.69 x 5.66)

Wall and base units, inset sink, window, space for white goods, integrated hob and oven

**UPSTAIRS**

**Bedroom**

21'11" x 11'3" (6.7 x 3.45)

Window to rear elevation, power points, fitted wardrobes

**Bedroom**

11'3" x 11'1" (3.43 x 3.38)

Window to front elevation, power points, wardrobes

**Bedroom**

5'6" x 5'4" (1.68 x 1.65)

Window to front elevation, power points

**Bathroom**

Comprising corner bath, low level W.C, wash basin, window to rear elevation

**EXTERNALLY**

Front Aspect - Off-road driveway parking for at least two

cars, side access to the rear garden

Rear Aspect - Sunny aspect SOUTHERLY facing rear garden laid to patio and lawn, with a detached shed with scope for conversion

