



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

## The Lydiate Farm, Heswall, Wirral CH60 8QN

£750,000

4 Bedroom 2 Reception 3 Bathroom

**\*\*Stunning Four Bedroom Cottage In Lower Heswall - Estuary Views - Immaculate Condition\*\***

Hewitt Adams is delighted to offer to the market this fantastic FOUR BEDROOMED cottage located on Lydiate Farm in Lower Heswall. Boasting wonderful ESTUARY VIEWS!

Great sized accommodation is presented throughout, affording an abundance of versatility over how the rooms can be utilised. Views of the estuary can be observed from the rear of the property, providing a beautiful open aspect. The village of Lower Heswall is charming and has an array of shops to include a café, hairdressers, general store, and church. Heswall centre is also within easy reach offering restaurants, bars, cafes and supermarkets. The property also falls within the catchment for many popular primary and secondary schools to include the Grammar schools.

With entrance hall, w.c, kitchen, utility room, lounge and dining room. Upstairs on the first floor there two bedrooms, with one en-suite, and a bathroom. To the second floor there are two further double bedrooms and a shower-room. All of the bedrooms and even the lounge, dining room and garden boast STUNNING ESTUARY VIEWS.

Sold with NO CHAIN - This is one not to be missed!

Call Hewitt Adams on 0151 342 8200 to view.

**Front Entrance**

Into;

**Hall**

Wooden flooring, radiator

**Kitchen**

11'0" x 11'9" (3.37 x 3.6)

Fitted walls and base units, inset sink, tiled floor, integrated high-end appliances, double glazed window, radiator

**W.C**

W.C, wash hand basin

**Lounge**

15'1" x 28'10" (4.6 x 8.8)

Wooden flooring, radiator, power points, double glazed doors out to the garden, TV point, power points

**Dining Room**

11'9" x 11'1" (3.6 x 3.4)

Wooden flooring, double glazed window, radiator, power points

**Uitlity**

Tiled floor, inset sink, space for American fridge freezer, tiled floor, double glazed window

**UPSTAIRS**

**Bedroom One**

15'1" x 15'5" (4.6 x 4.7)

Double glazed window and Juliet balcony with IMPRESSIVE ESTUARY VIEWS, radiator, power points, door to en-suite

**En-Suite**

Comprising shower, low level w.c, wash hand basin, tiled floor and walls, towel rail

**Bedroom Two**

Double glazed window with IMPRESSIVE ESTUARY VIEWS, radiator, power points

**Bathroom**

Comprising shower, bath, low level w.c, bidet, tiled floor and part tiled walls, double glazed window

**Bedroom Three**

11'9" x 13'5" (3.6 x 4.1)

Double glazed Velux window with IMPRESSIVE ESTUARY VIEWS, radiator, power points

**Bedroom Four**

11'9" x 13'1" (3.6 x 4.00)

Double glazed Velux windows with IMPRESSIVE ESTUARY VIEWS, radiator, power points

**Shower-Room**

Comprising shower, low level w.c, wash hand basin, towel rail

**EXTERNALLY**

Front Aspect - Off-road allocated residents parking

Rear Aspect - SOUTH FACING landscaped garden from which you still get IMPRESSIVE ESTUARY VIEWS. With patio and lawned garden.

