



Total area: approx. 324.0 sq. metres (3487.9 sq. feet)  
For illustration purposes only - not to scale.  
Area calculation is an approximation and may not be entirely correct.

## Telegraph Road, Wirral, Wirral CH60 6RW

£1,000,000

6 Bedroom 5 Reception 3 Bathroom

**\*\*Impressive 6 Bedroom Detached Family Home - Almost 3,500 SQFT - Huge Private Plot - Must View\*\***

Hewitt Adams is proud to showcase 'Tymanum' on Telegraph Road in Heswall. This substantial 6 bedroomed DETACHED family home is situated in a HUGE, private PLOT with mature and beautiful grounds.

Located within walking distance of the CENTRE OF HESWALL and on the bus routes for local school 'bus runs' - this is an IDEAL FAMILY HOME LOCATION.

In brief the accommodation affords: entrance hall with galleried landing, lounge and dining room, study, W.C, open plan kitchen diner, snug, utility room and a conservatory. Upstairs there are 6 DOUBLE bedrooms - including two with en-suites, and the main family bathroom.

Set well back from the road, and completely hidden away due to the mature trees - the property boasts a large driveway, double garage, and extensive, private WRAP-AROUND GARDENS.

Call Hewitt Adams on 0151 342 8200 to view this fantastic family home.

**Front Entrance**

Into:

**Hall**

Staircase to first floor, galleried landing, radiator, power points

**Lounge**

15'0" x 13'7" (4.59 x 4.16)

Double glazed windows, radiator, power points, door into conservatory, TV point, feature exposed brick fireplace

**Dining Room**

13'5" x 12'1" (4.1 x 3.7)

Double glazed patio doors to garden, radiator, power points

**W.C**

W.C, wash hand basin, tiled floor, boots & coats room area

**Study**

9'8" x 10'10" (2.97 x 3.31)

Double glazed window, radiator, power points

**Kitchen**

10'2" x 28'10" (3.1 x 8.8)

Fitted wall and base units, inset sink, integrated oven, integrated microwave, integrated hob, integrated dishwasher, integrated fridge and freezer, tiled floor, dining area, double glazed window, radiator, opens to:

**Living Room**

13'5" x 12'6" (4.1 x 3.83)

Double glazed window, radiator, power points, opens to:

**Snug**

9'8" x 10'10" (2.97 x 3.31)

Double glazed window, fireplace, radiator, power points

**Utility**

Wall and base units, door to outside, inset sink, door into garage

**Conservatory**

Overlooking the garden

**UPSTAIRS**

**Bedroom One**

14'5" x 13'0" (4.41 x 3.97)

Integral walk-in wardrobes, radiator, power points, door into:

**En-Suite**

7'4" x 11'1" (max) (2.26 x 3.4 (max))

Comprising shower, bath, low level W.C, wash hand basin, towel rail

**Bedroom Two**

16'5" x 10'2" (5.02 x 3.1)

Double glazed window, radiator, power points

**Bedroom Three**

10'5" x 9'0" (3.18 x 2.75)

Double glazed window, radiator, power points, wardrobes

**Bedroom Four**

10'5" x 12'3" (3.18 x 3.74)

Double glazed window, radiator, power points, wardrobes

**Bedroom Five**

10'5" x 12'9" (3.18 x 3.89)

Double glazed window, radiator, power points, wardrobes

**Bedroom Six**

17'7" x 14'2" (5.38 x 4.32)

Double glazed window, radiator, power points, eaves storage

**En-Suite**

8'2" x 4'11" (2.5 x 1.5)

Comprising shower, low level W.C, wash hand basin

**Dressing Room**

7'10" x 12'5" (2.4 x 3.8)

Used as a hobby room, but could be a great dressing room / office or nursery

**EXTERNALLY**

Front Aspect - A large private driveway, well set back from the road, offering parking for multiple vehicles. With mature plants, trees and hedging providing an attractive aspect and ensuring privacy

Rear Aspect - Laid to patio, with large lawned garden.

