



Total area: approx. 140.1 sq. metres (1508.5 sq. feet)  
For illustration purposes only - not to scale

## Farr Hall Drive, Heswall, Merseyside CH60 4SF

Price Guide £675,000

3 Bedroom 2 Reception 2 Bathroom E

**\*\*Detached Bungalow - Sought After Lower Heswall Location - No Chain - Huge Potential - Estuary Views\*\***

Hewitt Adams is delighted to offer to the market this THREE BEDROOM DETACHED bungalow located on the PRESTIGIOUS Lower Heswall location of Farr Hall Drive.

Occupying a GENEROUS PLOT, the bungalow is accessed via a LONG-PRIVATE DRIVEWAY off Farr Hall Drive itself. There are ESTUARY VIEWS to be enjoyed from the bungalow and even the garden, and IF DEVELOPED (\*subject to planning / consents) the property could be extended to maximise the potential views.

Sold with NO ONWARD CHAIN - the property offers huge potential for someone looking to create their dream home in an incredibly popular part of Heswall.

In brief the accommodation affords; entrance hall, lounge, dining room, kitchen, rear porch / utility, three bedrooms with one en-suite, bathroom, and a conservatory. With a large loft space offering scope for extension - \*subject to planning.

With a large private driveway, detached garage, front and rear gardens. The beautifully landscaped and maintained mature gardens are a particular selling feature.

Call Hewitt Adams on 0151 342 8200 to view.

**Front Entrance**

**Hall**

**Lounge**

17'10" x 11'11" (5.46 x 3.64)

**Conservatory**

11'9" x 11'9" (3.60 x 3.60)

**Dining Room**

9'11" x 10'1" (3.03 x 3.08)

**Kitchen**

14'11" x 12'0" (4.56 x 3.68)

**Utility**

8'8" x 8'4" (2.65 x 2.56)

**Bedroom One**

15'11" x 12'0" (4.86 x 3.68)

**En Suite**

7'9" x 5'2" (2.38 x 1.60)

**Bedroom Two**

9'8" x 11'11" (2.96 x 3.64)

**Bedroom Three**

8'4" x 11'11" (2.56 x 3.64)

**Bathroom**

9'2" x 6'9" (2.81 x 2.07)

