



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.

## Delavor Road, Heswall, Merseyside CH60 4RN

£825,000

🛏️ 4 Bedroom    🛋️ 3 Reception    🚿 2 Bathroom    📊 C

**\*\*Four Bedroom Detached Family Home - Period Home - Large Private Plot - Estuary Views - No Chain!\*\***

Hewitt Adams is excited to present to the market this LARGE DETACHED family home located on Delavor Road in Lower Heswall, set back from the road up a private driveway and occupying a GENEROUS SOUTHERLY facing plot and enjoying ESTUARY VIEWS.

The property is located towards the top of Delavor Road so it is very close to St Peters Primary School, the Lower Village and the centre of Heswall is a short five minute walk away.

In brief the accommodation affords; entrance hall, lounge, dining room, study / snug, kitchen diner, play-room, w.c. Upstairs there are four bedrooms, a bathrooms, shower-room and a separate w.c. With fantastic VIEWS TOWARDS WALES from the rear bedrooms.

The property has been a much loved family home for many years, and comes to the market in well maintained condition but also offers HUGE POTENTIAL for someone to come in and put their own stamp on the property. With a large and beautifully maintained garden, with generous driveway and detached double garage.

Within the CATCHMENT AREA for the local Primary schools.



**Front Entrance**

Into;

**Hall**

Parquet flooring, cupboard

**Lounge**

10'1" x 18'0" (3.09 x 5.5)

Double glazed windows, fireplace, radiator, power points, TV point

**Dining Room**

12'9" x 17'0" (3.9 x 5.2)

Double glazed windows, door to garden, radiator, power points, doors into kitchen diner

**Study**

12'1" x 11'9" (3.7 x 3.6)

Double glazed window, radiator, power points

**W.C**

W.C & Cloakroom

**Kitchen Diner**

20'0" x 18'4" (6.1 x 5.6)

Fitted wall and base units, inset sink, space for dining table and chairs, double glazed windows, radiator, power points, pantry cupboard, door into;

**Play-room / Games room**

19'0" x 9'10" (5.8 x 3.01)

Double glazed windows, radiator, power points

**UPSTAIRS**

**Bedroom One**

19'0" x 12'9" (5.8 x 3.9)

Double glazed windows, radiator, power points, wardrobes

**Bedroom Two**

11'9" x 14'1" (3.6 x 4.3)

Double glazed windows, radiator, power points

**Bedroom Three**

12'1" x 10'5" (3.7 x 3.2)

Double glazed windows, radiator, power points

**Bedroom Four**

7'2" x 8'10" (2.2 x 2.7)

Double glazed windows, radiator, power points

**W.C**

W.C, double glazed window

**Bathroom**

Comprising bath, wash hand basin, double glazed window

**Shower-Room**

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

**EXTERNALLY**

Front Aspect - Large driveway with parking for three or four cars. Detached double garage. Access to the rear garden.

Rear Aspect - Mature SOUTHERLY FACING rear garden with patio area, large lawned garden, mature flowerbeds, hedging and mature trees. An ideal garden for families with children and pets.

