



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.

Oldfield Road, Heswall, Wirral CH60 6SG

Offers Over £950,000

6 Bedroom 3 Reception 3 Bathroom

****Sought After Lower Heswall Location - Executive Detached Family Home - Over 3,200 SQFT - No Chain!****

Hewitt Adams is delighted to offer to the market this LARGE detached family home located on the PRESTIGIOUS and highly popular Lower Heswall location of Oldfield Road. The property is opposite the Heswall Dales and enjoys a WOODLAND VIEW to the front.

Occupying a GENEROUS PLOT, this substantial family home offers accommodation spread across three floors and every room is a great size.

In brief the accommodation affords: entrance hall with galleried landing above, lounge, dining room, W.C, large kitchen diner and family room - a highly functional room that is also ideal for use as a second lounge area, utility room. To the first floor there are five bedrooms - including two with en-suites, a bathroom, and a balcony. The second floor offers a HUGE sixth bedroom that would be ideal for a teenager who wants a living area / games room.

With large gardens wrapping around the property - including lawn and patio elements. The property is approached via a generous block paved driveway and also boasts a double garage.

A leisurely walk into Heswall town centre, and 30 seconds from the Heswall Dales - the property is ideally situated for families. Within the CATCHMENT AREA for St Peters Primary school. With quick access to the M56 and M53 providing easy access to Liverpool for commuters. Call Hewitt Adams on 0151 342 8200 to view this NO CHAIN property.

Front Entrance

Into;

Hall

Large and impressive entrance hall with oak staircase with galleried landing above, radiators, power points, and substantial under-stairs additional space.

Lounge

21'11" x 15'8" (6.7 x 4.8)

Double glazed window and patio door to front garden, fireplace, TV point, radiator, power points

Dining Room

14'5" x 12'1" (4.4 x 3.7)

Double glazed windows, radiator, patio door to the rear garden, power points, door into:

Kitchen Diner & Family Room

24'11" x 17'0" (7.6 x 5.2)

Large open-plan kitchen diner and family room with fitted kitchen with wooden wall and base units, inset sink, Rangemaster style oven, integrated fridge and freezer, integrated dishwasher, double glazed windows and patio door.

The owners have really found this open plan space to be a highly functional room that is also ideal for use as a second lounge area.

With useful inner-lobby with connecting door to the integral garage.

Utility

12'1" x 6'2" (3.7 x 1.88)

Wall and base units, inset sink, space for washing machine and dryer, double glazed window, rear door

W.C & Cloaks / Boot-Room

W.C, wash hand basin, double glazed window and useful storage area for coats, shoes and school equipment

FIRST FLOOR

Bedroom One

19'4" x 13'5" (5.9 x 4.1)

Double glazed windows, radiator, power points, fitted wardrobes, large 'walk-through' dressing room with further fitted wardrobes leading to:

En-Suite

Comprising bath, shower, low level W.C, His & Hers wash basins, fully tiled, double glazed window

Bedroom Two

17'4" x 14'7" (5.3 x 4.45)

Double glazed windows, radiator, power points, fitted wardrobes, door into:

En-Suite

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

Bedroom Three

14'1" x 12'4" (4.3 x 3.77)

Double glazed windows, radiator, power points

Bedroom Four

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

Double glazed windows, radiator, power points

Bedroom Five

10'9" x 10'2" (3.3 x 3.1)

Double glazed windows, radiator, power points

Bathroom

Comprising bath, low level W.C, wash hand basin, double glazed window, fully tiled

Balcony

Double glazed door out to an attractive Balcony with views across the mature garden and over the Heswall Dales.

SECOND FLOOR

Bedroom Six

23'11" x 15'5" (7.3 x 4.7)

A huge sixth bedroom or extra living room / games room.

In the agents opinion this would be an ideal bedroom and living area for an older child / teenager. This multi-functional room could be home office or even further adapted into an impressive master suite with en-suite facilities - subject to consents.

EXTERNALLY

Front Entrance - Large block-paved driveway, generous lawned front garden, mature trees

Rear Aspect - Easy to maintain garden to rear.

