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Plan produced using PlanUp.

**72 Oldfield Drive**

## Oldfield Drive, Wirral, Merseyside CH60 9HF

£575,000

5 Bedroom 3 Reception 2 Bathroom

**\*\*Impressive 5 Bedroom Semi - Sought After Lower Heswall Location - Dee Estuary Views - Well Maintained - Large Gardens - No Chain!\*\***

Hewitt Adams is delighted to offer to the market this wonderful 5 BEDROOMED semi-detached home located on the PRESTIGIOUS Oldfield Drive in Lower Heswall, a short walk from the Heswall Dales and Wirral Way and boasting IMPRESSIVE VIEWS of the DEE ESTUARY.

Beautifully maintained, this charming home is bright and airy and makes for a wonderful family home. Within the catchment area of local schools.

Sitting in a GENEROUS CORNER PLOT this fantastic family home enjoys large gardens with a patio sun-terrace to the front, a driveway and garage, and a LARGE REAR GARDEN with patio and expansive lawns.

In brief the accommodation affords: entrance porch, hall, lounge, dining room, conservatory, sitting room, kitchen and utility, downstairs W.C. UPSTAIRS there are four bedrooms - with one enjoying a balcony with EXCEPTIONAL VIEWS of the Dee Estuary and Wales, with a family bathroom. To the second room is a further bedroom / home office, with another large loft-space that could readily be converted in the future - subject to planning/regulations.



**Front Entrance**

Into:

**Sun-Room**

Tiled floor, double glazed windows, door into:

**Hall**

Staircase to first floor, radiator, power points

**Lounge**

16'7" x 14'11" (5.06 x 4.57)

Double glazed window to front aspect, radiator, power points, log-burning stove, TV point, opens into:

**Sitting Room**

10'11" x 10'0" (3.34 x 3.05)

Double glazed door to conservatory, radiator, power points

**Conservatory**

Overlooking the garden

**Dining Room**

11'8" x 13'1" (3.57 x 4.00)

Double glazed windows to front and side aspect, radiator, power points

**Kitchen**

11'9" x 12'3" (3.60 x 3.74)

Fitted wall and base units, worktop surfaces, inset sink, integrated oven and hob, integrated dishwasher, integrated fridge, integrated microwave, barn-door, window overlooking the garden, door into:

**Utility Room & Office / Home-Work Area**

Space and plumbing for washing machine and dryer, space for free-standing fridge freezer

Corner space for home-office with telephone point

**Shower-Room**

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

**UPSTAIRS**

**Bedroom One**

12'2" x 16'7" (3.71 x 5.08)

Double glazed window to front aspect enjoying a marvellous view across the Dee and towards Wales, radiator, power points, fitted wardrobes

**Bedroom Two**

12'8" x 13'1" (3.87 x 3.99)

Double glazed window, double glazed sliding door out to the balcony enjoying a marvellous view across the Dee and towards Wales, radiator, power points, fitted wardrobes

**Bedroom Three**

15'2" x 11'1" (4.64 x 3.39)

Window overlooking the garden, radiator, power points, airing cupboard

**Bedroom Four**

13'2" x 7'4" (4.03 x 2.26)

Double glazed window to rear, radiator, power points

**Bathroom**

Spacious bathroom with panel bath with shower above, low level W.C, wash hand basin, radiator, Velux

**SECOND FLOOR**

**Bedroom Five**

20'10" x 9'1" (6.37 x 2.77)

Velux windows enjoying a marvellous view across the Dee and towards Wales, power points, telephone point, access into;

**Loft Room**

Excellent storage. Could be converted into further living space. Fully boarded floor, with walls plaster-boarded already.

**EXTERNALLY**

Front & Side Aspect - Driveway parking and a detached double length garage. Attractive patio and decked garden area which is a real sun-trap.

Rear Aspect - Huge rear garden which is ideal for families with children or pets. Large patio and an even larger lawned garden.

Side entrance - suitable for motorhomes or boats.

