

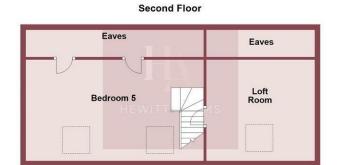






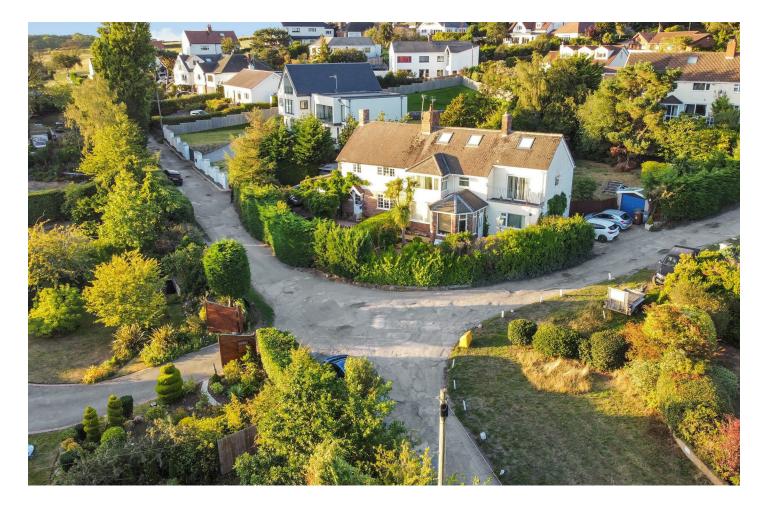
Bedroom 2 Balcon

First Floor



cy or this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any e 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 openability or efflency can be given. Plan produced using Plant(c). Whilst every attempt has been made to ensure the accuracy of this floor plan error, ommission or mis-statement. The plan is for illustrative purposes only an

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.

www.hewittadams.co.uk

A: 20 Pensby Road, Heswall, CH60 7RE

T: 0151 342 8200

Hewitt Adams Ltd. Registered in England

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## HEWITT ADAMS estate & letting agents

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## HEWITT ADAMS

#### **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" × 10'0" (3.34 × 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" × 7'4" (4.03 × 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

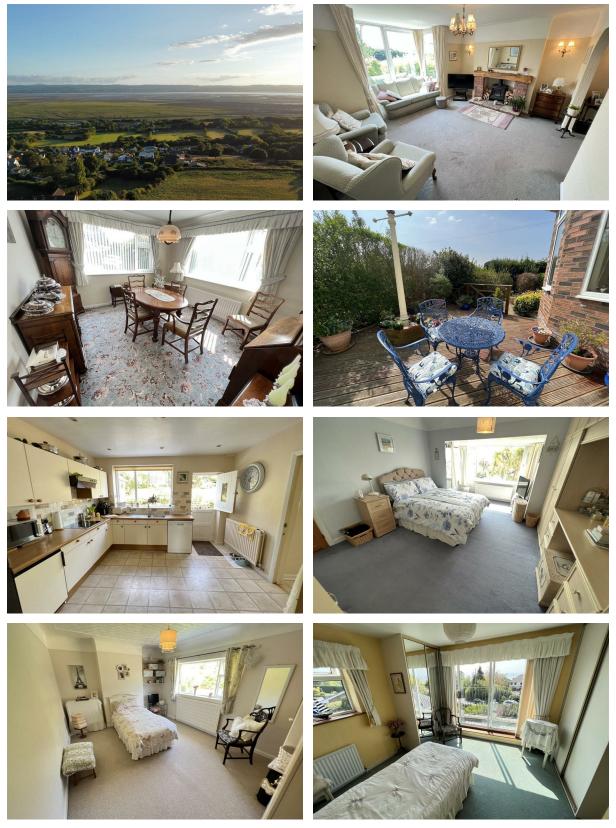
Excellent storage. Could be converted into further living space. Fully boarded floor, with walls plaster-boarded already.

### EXTERNALLY

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

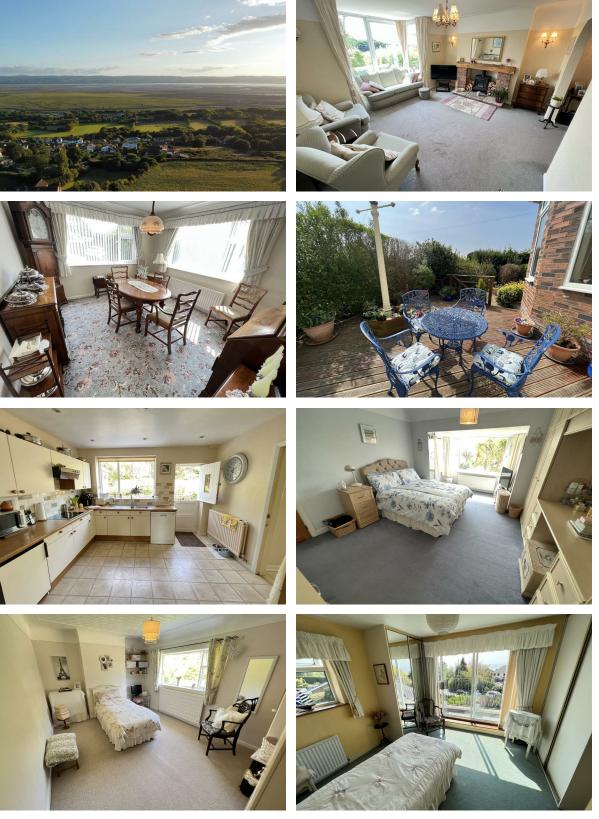
Rear Aspect - Huge rear garden which is ideal for families with children or pets. Large patio and an even larger lawned garden.

Side entrance - suitable for motorhomes or boats.









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