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Plan produced using PlanUp.

**6 Warren Way, Heswall**

## Warren Way, Lower Heswall, Merseyside CH60 9HU

£2,000 PCM

🛏️ 3 Bedroom   🛋️ 3 Reception   🚿 2 Bathroom   📊 C

\*\*\* Incredible Views Of The Welsh Hills - Large Three Bedroom House - Immaculate Condition \*\*\*

Hewitt Adams is delighted to offer TO LET this incredible Three Bedroom detached house that has been finished to the highest of standards and will be offered to the market on an unfurnished basis from mid July.

The property is fully double glazed with gas central heating, and in brief the ground floor of the property consists of: Entrance Porch, Hallway, Bedroom with En-Suite and Garage. The first floor offers two further Bedrooms, Bathroom, Kitchen/Diner, Lounge and a Study.

Externally there is a Balcony to front, rear Garden, large Driveway and double Garage.

Unfurnished, Available Mid July, No Pets or Smokers

**Entrance**

Composite front door leading to the Porch with a tiled floor, inset spot lights and uPVC door to the Hallway.

**Hallway**

Laminate flooring, radiator, wall lights, storage cupboard, door to the garage and Bedroom and En-Suite. Staircase to the first floor accommodation.

**Bedroom 1**

17'08x14'05 plus 7'11x7'01 (5.38mx4.39m plus 2.41mx2.16m)

Window to the side elevation, laminate flooring, two radiators.

**En-Suite**

Shower cubicle with thermostatic shower, WC with wash basin vanity unit and mixer tap, vanity mirror, heated chrome towel rail, fully tiled walls and floors, inset spot lights, window to the side elevation

**Landing**

Window to the front elevation with beautiful views of the Welsh Hills, laminate flooring, radiator, storage cupboard

**Lounge**

19'02x15'01 (5.84mx4.60m)

A large picture window to the front elevation with beautiful views of the Welsh Hills, laminate flooring, two radiators, log burner with granite hearth, inset spot lights.

**Study**

7'07x5'11 (2.31mx1.80m)

Window to the rear elevation, laminate flooring, radiator, inset spot lights.

**Kitchen/Diner**

18'09x14'08 plus 7'08x6'08 (5.72mx4.47m plus 2.34mx2.03m)

Wall and base units with worktops, breakfast bar, inset sink and drainer with mixer tap, window to the front elevation with beautiful views of the Welsh Hills, inset spot lights, radiator. There are French doors that lead to a Balcony and a further set that allow access to the rear Garden.

Appliances Included: Cooker with over head extractor fan, under counter fridge, under counter freezer, free standing dishwasher ( this won't be maintained or replaced, if it breaks, by the landlord)

The washing machine and American Fridge/Freezer will be removed by the owners

**Balcony**

A stunning space which has a glass balustrade, composite decking and ample space for a sofa set!

**Bedroom 2**

12'03x11'05 (3.73mx3.48m)

Window to the rear elevation, radiator, laminate flooring, inset spot lights, fitted wardrobes.

**Bedroom 3**

10'02x9'10 (3.10mx3.00m)

Window to the rear elevation, radiator, laminate flooring, inset spot lights, fitted wardrobes.

**Bathroom**

Bath with taps, shower cubicle with thermostatic shower, WC, wash basin vanity unit with mixer tap, vanity LED mirror, radiator and heated towel rail, fully tiled, window to the side elevation.

**Externally - Front Elevation**

An impressive front which comprises of: Large sweeping block paved Driveway, laid to lawn section, planted borders and established privacy hedgerows, gated access to the rear.

**Externally - Rear Elevation**

A sunny rear Garden which backs onto Heswall Dales which consists of: Indian stone patio areas, laid to lawn section, planted borders, fenced and hedged boundaries.

**Double Garage**

17'08x14'05 (5.38mx4.39m)

Up and over electric front, power, light and water.

