



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.

12 Birchway, Heswall

Birchway, Merseyside CH60 3SX

£679,950

4 Bedroom 3 Reception 2 Bathroom D

****Wonderful 4 Bedroom Detached & Extended Family Home - Sought After Gayton Location - South Facing Garden****

Hewitt Adams is delighted to offer to the market this IMMACULATE four bedroom DETACHED family home located on the HIGHLY SOUGHT AFTER Birchway in Gayton. This light and airy family home has a wonderfully welcoming feel to it.

This is a very popular road, within the CATCHMENT AREA of highly regarded local schools.

The property sits in a GENEROUS PLOT and enjoys a fantastic private rear garden that is SOUTH facing.

In brief the accommodation affords: entrance porch, hall, W.C and Shower-Room, large family lounge, dining room, study / play-room, kitchen and a utility room. Upstairs there are four DOUBLE bedrooms and the main family bathroom.

With gorgeous mature gardens to the front, sides and to the rear - the gardens have clearly been much loved and maintained and really add to this wonderful family home.

The house enjoys a single-storey rear extension that promotes the feeling of space within this very light and airy family home. Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Wooden front door into:

Porch

Tiled floor, Door into;

W.C & Shower-Room

W.C, Wash basin, Shower, towel rail, tiled floor

Hall

Impressive light and airy hall with a galleried landing above, cloaks-cupboard, integral door to garage

Lounge

20'6" x 12'5" (6.25 x 3.79)

Double glazed windows, radiator, power points, fireplace, TV point, patio doors to garden

Dining Room

16'3" x 11'0" (4.96 x 3.36)

Double glazed window to rear, radiator, power points

Study / Play-room

13'8" x 9'0" (4.17 x 2.75)

Fitted cupboards and bookcase, double glazed windows, radiator, power points, TV point

Kitchen

Shaker style kitchen with wall and base units, inset sink, integrated double oven, integrated microwave oven, integrated fridge and freezer, integrated dishwasher, integrated hob, peninsula breakfast, pull-out larder units, double glazed windows, door into;

Utility

8'11" x 6'11" (2.72 x 2.13)

Base units, inset sink, space and plumbing for washing machine, door to outside, double glazed window, wall mounted boiler

UPSTAIRS

Bedroom One

13'11" x 11'10" (4.26 x 3.63)

Double glazed window, radiator, power points, fitted wardrobes

Bedroom Two

11'0" x 13'11" (3.36 x 4.26)

Double glazed window, radiator, power points, fitted wardrobes

Bedroom Three

13'11" x 8'11" (4.26 x 2.73)

Double glazed window, radiator, power points, fitted wardrobes

Bedroom Four

11'3" x 8'9" (3.44 x 2.68)

Double glazed window, radiator, power points, fitted wardrobes

Bathroom

Comprising bath with digital shower above, low level W.C, wash hand basin vanity, towel rail, storage cupboards

EXTERNALLY

Front aspect - Generous driveway, side gate access to the rear garden. Attractive lawned front garden and established flowerbeds.

Rear Aspect - Southerly facing generous rear garden with a large lawn, established flowerbeds.

