



Total area: approx. 152.9 sq. metres (1645.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room 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.

## Inglegreen, Heswall, Merseyside CH60 2TJ

Offers In The Region Of £495,000

3 Bedroom 2 Reception 2 Bathroom E

\*\*\* Superb Three Bedroom Detached Bungalow - Sought After Heswall Location - No Chain! \*\*\*

Hewitt Adams is delighted to offer FOR SALE this beautiful Three Bedroom DETACHED DORMER BUNGALOW on Inglegreen, a highly sought after road in Heswall. Located 'on the flat' and within WALKING DISTANCE of the CENTRE of Heswall and all of its amenities. This is a hugely popular area for this type of property, and strong interest is anticipated.

The property is in excellent condition throughout and new owners could move in very comfortably indeed. Fully double glazed and with gas central heating.

In brief the property consists of: Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Bathroom and two Bedrooms on the ground floor. Upstairs offers a Master Bedroom with En-Suite. Externally there is a Driveway, Garage and large rear Garden.

Benefitting from being sold with NO ONWARD CHAIN - You could be in your new home before Christmas!

Call Hewitt Adams today on 0151 342 8200 to book a viewing of this fantastic bungalow.



**Entrance Porch**

uPVC door to the Porch, with a tiled floor and windows to front and side elevation, second uPVC door to the Hallway.

**Hallway**

Laminate flooring, radiator, staircase to the first floor accommodation.

**Lounge**

17'11x12'11(max) (5.46mx3.94m(max))

Window to the front elevation, laminate flooring, two radiators, gas fire with stone surround and hearth.

**Dining Room**

Window and uPVC door to the rear elevation, radiator, laminate flooring.

**Kitchen**

12'09x10'07 (3.89mx3.23m)

Wall and base units with worktops, inset sink, drainer and mixer tap, tiled splash back to the walls, tiled flooring, window and uPVC door to the rear elevation. Integrated appliances include: Electric oven, gas hob, extractor fan, under counter fridge, under counter freezer.

**Bedroom 2**

13'05x10'10 (4.09mx3.30m)

Window to the front elevation, radiator, laminate flooring, fitted sliding wardrobes.

**Bedroom 3**

Window to the rear elevation, radiator, laminate flooring, fitted sliding wardrobes.

**Bathroom**

Panel bath with glass shower screen, wall mounted electric shower, WC, wash basin with taps, partially tiled walls, tiled floor, window to the rear elevation, heated towel rail, extractor fan.

**First Floor**

Loft space ideal for storage.

**Master Bedroom**

11'07x10'06 plus 9'06x6'05 (3.53mx3.20m plus 2.90mx1.96m)

Window to the rear and side elevations, two radiators.

**En-Suite**

Shower cubicle, WC, wash basin with taps, extractor fan, heated towel rail.

**Externally - Front Elevation**

Driveway, gates access to the rear, laid to lawn section with shrubs.

**Externally - Rear Elevation**

A sunny and private rear Garden comprising of: Indian stone patio areas, laid to lawn section, planted borders with mature trees and shrubbery.

**Garage**

Up and over front, power and lighting.

