



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.



## Whitehouse Lane, Heswall, Wirral CH60 1UD

Offers Over £475,000

3 Bedroom 2 Reception 1 Bathroom

**\*\*Three Bedroom Detached Home - Backing Onto Fields - Immaculate Condition - Sought After Heswall Location\*\***

Hewitt Adams is delighted to offer to the market this stunning DETACHED three bedroom home on the SOUGHT AFTER Whitehouse Lane in Heswall.

BACKING ONTO FARMERS FIELDS - this attractive 1950s home enjoys IMPRESSIVE VIEWS to the rear.

The property has been SIGNIFICANTLY UPGRADED by the owners and boasts a MODERN SHOWER-ROOM, MODERN KITCHEN, stylish decoration throughout, SHUTTERED WINDOWS, and a NEW LOG-BURNER.

In brief the accommodation affords: entrance porch, hall, lounge, living room, conservatory, utility, w.c. Upstairs there are three bedrooms all with fitted furniture, and a stylish shower-room.

With generous off-road driveway parking and a LANDSCAPED private rear garden laid to patio and lawn.

A short distance from Heswall town centre and within CATCHMENT for the highly regarded schools in the area. Call Hewitt Adams on 0151 342 8200 to view.



Front Entrance

Into:

Porch

Door into:

Hall

Spacious and inviting hallway with LVT flooring, radiator, power points, staircase to first floor

Living Room

12'1" x 14'1" (3.7 x 4.3)

Double glazed windows with shutters, log-burning stove with wooden sleeper mantel, TV point, radiator, power points

Lounge

12'1" x 14'1" (3.7 x 4.3)

Double glazed windows with shutters, radiator, LVT flooring, power points, double glazed doors into the conservatory

Conservatory

LVT flooring, power points, double glazed windows and door out to garden. With a pitched roof and plastered ceiling ensuring this conservatory is useable ALL YEAR ROUND.

Kitchen

12'1" x 16'0" (3.7 x 4.9)

Attractive shaker style kitchen diner with wall and base units, breakfast bar, integrated oven and hob, space for fridge freezer and dishwasher, inset sink, double glazed windows, rear door to outside

Utility

Wall and base units, space and plumbing for washing machine and dryer, double glazed windows with shutters, side door

W.C

W.C, wash hand basin, double glazed window

UPSTAIRS

Bedroom One

12'9" x 13'5" (3.9 x 4.1)

Double glazed window with shutters, radiator, power points, fitted wardrobes and bedroom furniture

Bedroom Two

12'9" x 11'9" (3.9 x 3.6)

Double glazed window with shutters, radiator, power points, fitted wardrobes and bedroom furniture

Bedroom Three

7'6" x 6'6" (2.3 x 2.0)

Double glazed window with shutters, radiator, power points, fitted wardrobes and bedroom furniture

Shower-Room

Modern and stylish shower-room with walk-in shower, low level W.C, wash hand basin, double glazed window

EXTERNALLY

Front Aspect - Generous driveway offering parking for 3/4 cars. Side gate access leading to the rear garden

Rear Aspect - Beautifully landscaped rear garden with patio areas, established lawn. Planted flower-beds. Backs onto OPEN FIELDS.

