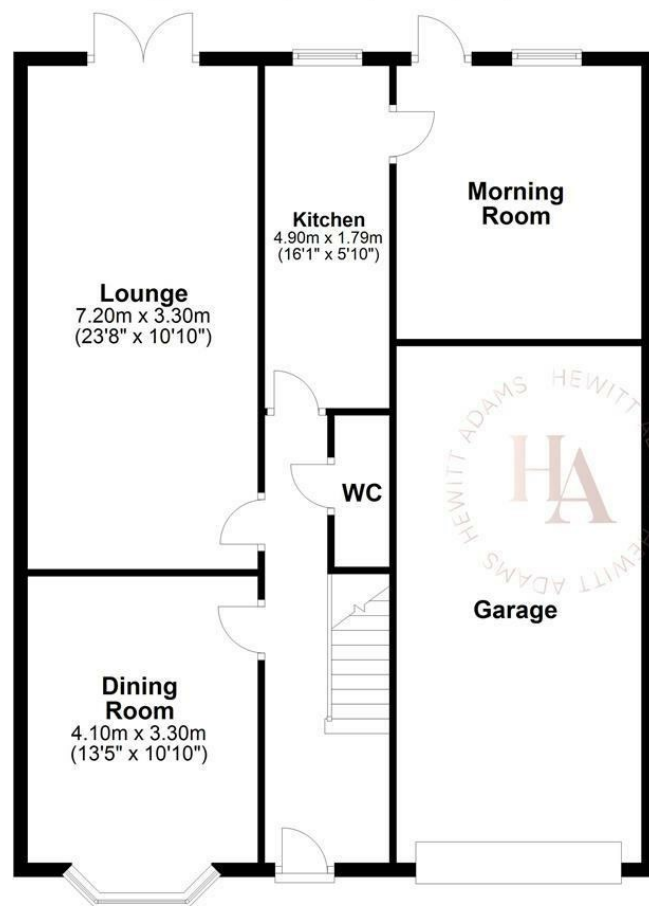




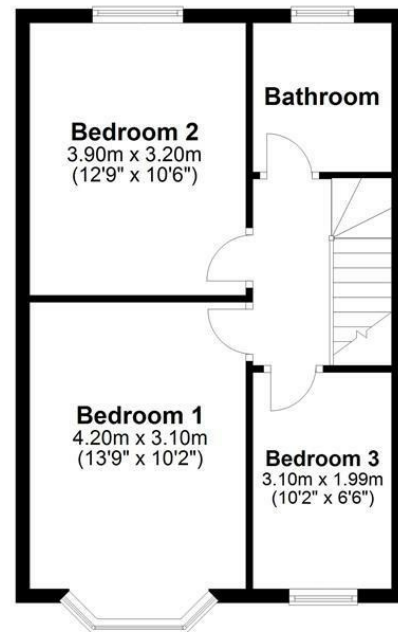
**Ground Floor**

Approx. 100.6 sq. metres (1082.4 sq. feet)



**First Floor**

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 143.2 sq. metres (1541.3 sq. feet)  
For illustration purposes only - not to scale

**Forest Road, Heswall, Wirral CH60 5SW**

**£350,000**

3 Bedroom 2 Reception 1 Bathroom D

**\*\*Three Bedroom Semi - Backing Onto The Common - Larger Than Typical Rear Garden - Must View\*\***

Hewitt Adams is delighted to offer to the market this IMMACULATE three bedroom semi detached family located on the POPULAR Forest Road in Heswall - a short walk from the CENTRE OF HESWALL and Heswall Primary school.

The property is also situated on the side of Forest Road that BACKS ONTO THE COMMON.

The agents were impressed by the GENEROUS SIZE OF THE REAR GARDEN, which is beautifully landscaped and even boasts a gate out onto the common. Perfect for families with children and pets.

In brief the accommodation affords; entrance hall, dining room, extended lounge/living room, kitchen, morning room, w.c. Upstairs there are three bedrooms and a shower-room.

With off-road driveway parking generous Garage - and a large PRIVATE rear garden backing onto the common.

**Front Entrance**

Into;

**Hall**

Staircase, radiator, stained glass window

**W.C**

W.C, wash hand basin

**Dining Room**

13'5" x 10'9" (4.1 x 3.3)

Double glazed bay window, radiator, power points

**Extended Lounge / Living Room**

23'7" x 10'9" (7.2 x 3.3)

Fireplace, radiator, power points, TV point, double glazed door to garden

**Kitchen**

16'0" x 5'10" (4.9 x 1.79)

Wall and base units, inset sink, double glazed window overlooking the garden, integrated appliances - \*scope to knock through into the lounge and living room if you prefer open plan living, subject STPP.)

Door to;

**Morning room**

An ideal area for a morning coffee overlooking your garden. With door out to the garden, and an internal door to the garage.

**UPSTAIRS**

**Bedroom One**

13'9" x 10'2" (4.2 x 3.1)

Double glazed window, radiator, power points

**Bedroom Two**

12'9" x 10'5" (3.9 x 3.2)

Double glazed window, radiator, power points

**Bedroom Three**

10'2" x 6'8" (3.1 x 2.04)

Double glazed window, radiator, power points

**Shower-Room**

Comprising shower, low level W.C, wash hand basin, double glazed window

**EXTERNALLY**

With off-road driveway parking generous Garage - and a large PRIVATE rear garden backing onto the common.

