



## Boundary Lane, Heswall, Wirral CH60 5RR

£650,000

4 Bedroom 3 Reception 2 Bathroom D

People often say finding the right home is about 'compromise'. Whether that be on size of the property, or the garden, sometimes it might be that the location isn't 100% right! However we're confident that with this property on Boundary Lane - you won't be compromising on your forever home!

At over 2,000 SQFT - this is a substantial family home. Offering a versatile floor-plan that will suit all comers! The GARDEN is, put simply, exceptional! The agents were blown away by the size of the plot and gardens - finding a property with this much land so close to the centre of town is incredibly rare! And there you have it - the final thing you won't be compromising on: LOCATION! Boundary Lane in Heswall is but a short leisurely walk from the centre of town. If you're looking for your forever home, in a safe and quiet location, with local amenities on your doorstep - then this property comes thoroughly recommended! And sold with NO ONWARD CHAIN!

Clearly a much loved, and very happy home - the fact that this home has been well maintained and improved over the years is immediately apparent. As you walk around the property you can't fail to appreciate how warm and homely this light and airy property is! The immaculate accommodation affords: entrance porch, hall, shower-room, spacious kitchen-diner, utility, generous conservatory overlooking the impressive rear garden, a ground-floor 4th bedroom (perfectly serviced by the downstairs shower-room) which future-proofs this charming home, and a large lounge. Upstairs there's three double bedrooms, a W.C, and a main bathroom - also accessible from the 2nd bedroom as a Jack & Jill en-suite.

Approached via an impressive gated black-paved driveway offering parking for 5/6 cars, there is a detached garage, workshops and bbq area. With the most incredible mature rear garden consisting of patio areas, established lawns. Call 0151 342 8200 to view this beautifully presented home!



Front Entrance

Into:

Porch

Door into;

Hall

A lovely welcoming, light and bright hallway. With staircase, radiator, power points, recently replaced flooring

Lounge

17'10" x 12'4" (5.44 x 3.76)

Double glazed window, fireplace, TV point, radiator, power points, beamed ceiling, double doors to:

Bedroom Four

11'3" x 10'9" (3.45 x 3.28)

Fireplace, radiator, power points.

(perfectly serviced by the downstairs shower-room) which future-proofs this charming home

Conservatory

23'7" x 11'2" (7.2 x 3.41)

A very generous conservatory that overlooks the garden, and which floods the rear of the property with impressive levels of light. In the agents opinion the kitchen-diner could be extended into the conservatory to create a magnificent open-plan living space opening out onto the enormous rear garden

Kitchen Diner

32'9" x 11'0" (9.99 x 3.36)

Fitted kitchen with wall and base units, integrated range oven and hob, inset sink, integral fridge and freezer, integral dishwasher and washing machine. recently replaced flooring, double glazed windows, radiators, power points. Ample space for dining table and chairs

Utility

Units, door to outside

Shower-Room

Modern shower-room consisting of shower, low level W.C, wash hand basin, towel rail, part tiled, double glazed window

UPSTAIRS

Bedroom One

17'7" x 12'4" (5.36 x 3.78)

Dual aspect double glazed windows, fitted wardrobes, radiator, power points

Bedroom Two

11'5" x 10'10" (3.48 x 3.32)

Double glazed windows overlooking the garden, radiator, power points, fitted wardrobes

Bedroom Three

Double glazed windows enjoying a wonderful view across the rear garden, radiator, power points, doors to a walk-in dressing area which then opens to (In Jack & Jill fashion) to the main bathroom.

Bathroom

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

W.C.

W.C, wash basin, radiator, double glazed window

EXTERNALLY

Approached via an impressive gated black-paved driveway offering parking for 5/6 cars, there is a detached garage, workshops and bbq area. With the most incredible mature rear garden consisting of patio areas, established lawns, mature trees - including fruit trees.

