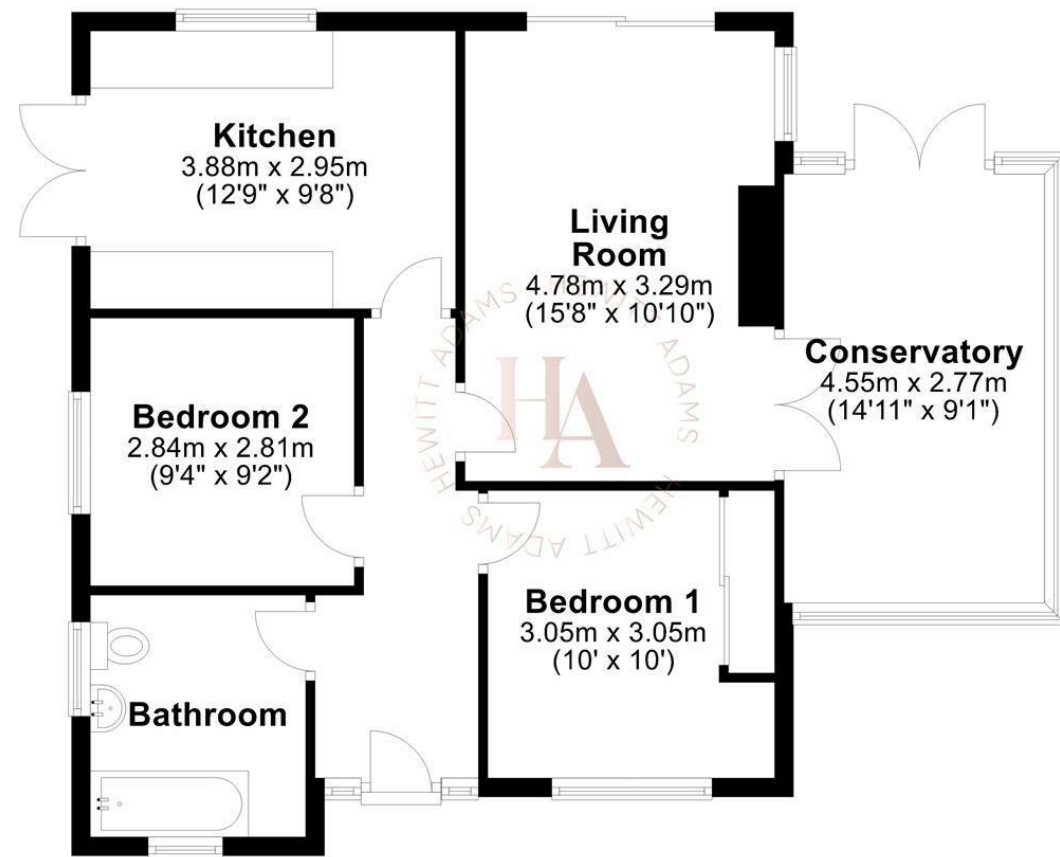




**Ground Floor**

Approx. 72.2 sq. metres (777.4 sq. feet)



Total area: approx. 72.2 sq. metres (777.4 sq. feet)  
For illustration purposes only - not to scale

**Mostyn Avenue, Heswall, Wirral CH60 9LA**  
Offers In The Region Of £375,000

🛏 2 Bedroom   🛋 2 Reception   🚿 1 Bathroom   📊

\*\*Detached Bungalow - Sought After Lower Heswall Location - Large Corner Plot - Southerly Facing - Scope To Extend STPP\*\*

Hewitt Adams is delighted to have the opportunity to market this IMMACULATELY PRESENTED two bedroom DETACHED bungalow located on Mostyn Avenue in Lower Heswall - surrounded by nature, walks, the Wirral Way and Heswall beach.

Occupying a CORNER PLOT the bungalow boasts a GENEROUS GARDEN and offers scope to extend - subject to planning consents.

In brief the accommodation affords: entrance hall, two bedrooms, modern bathroom, modern kitchen, lounge and a conservatory overlooking the garden.

With a generous driveway offering parking for at least three cars, garage, and front, rear and side gardens laid to patio, lawn and deck.

Call Hewitt Adams on 0151 342 8200 to view this charming detached bungalow.

**Front Entrance**

Into:

**Hall**

Radiator, power points

**Bathroom**

Modern bathroom with tiled bath with shower above, low level W.C, wash hand basin, towel rail, tiled floor

**Bedroom**

10'0" x 10'0" (3.05 x 3.05)

Double glazed window, radiator, power points

**Bedroom**

9'3" x 9'2" (2.84 x 2.81)

Double glazed window, radiator, power points

**Kitchen**

12'8" x 9'8" (3.88 x 2.95)

Modern and stylish fitted kitchen with wall and base units, inset sink, Rangemaster cooker, integrated fridge freezer, double glazed window, side door leading to garden. Space for table and chairs.

**Lounge**

15'5" x 10'9" (4.7 x 3.29)

Double glazed windows overlooking the garden, radiator, power points, TV point, door into:

**Conservatory**

14'11" x 9'1" (4.55 x 2.77)

Double glazed windows and doors out to the garden, power points

**EXTERNALLY**

With a generous driveway offering parking for at least three cars, garage, and front, rear and side gardens laid to patio, lawn and deck.

