



Total area: approx. 161.4 sq. metres (1737.5 sq. feet)  
For illustration purposes only - not to scale



## Westway, Heswall, Wirral CH60 8PJ

Offers In The Region Of £480,000

 4 Bedroom  3 Reception  2 Bathroom 

**\*\*Three/Four Bedroom Period Semi - Extended - Estuary Views - Large Plot - Sought After Lower Heswall - No Chain!\*\***

Hewitt Adams is pleased to offer to the market this SUBSTANTIAL 3/4 BEDROOM semi detached family home in Lower Heswall, a short stroll from the Lower Village, the beach, Heswall Golf Club and Gayton Primary School.

A particular selling feature of this fantastic home is the ESTUARY VIEW enjoyed from most points of the property, as well as the versatility that the large family room/bedroom 4 affords with the downstairs shower-room.

Coming to the market with NO ONWARD CHAIN! Create your dream home!

In brief the accommodation affords: entrance porch, hall, large living room, dining room, kitchen, family room and downstairs shower room. (This family room and shower-room could be used as a bedroom if required). Upstairs there are three bedrooms, bathroom and W.C. The VIEWS from upstairs are fantastic - with far-reaching views across the Estuary and over to the Welsh foothills.

With a large garage, driveway and a good sized private rear garden.



Front Entrance

Into:

Hall

Staircase to first floor, picture rail, cupboard

Living Room

20'4" x 10'11" (6.2 x 3.35)

Double glazed window, fireplace, radiator, power points, double glazed doors out to the garden

Dining Room

10'2" x 9'2" (3.1 x 2.81)

Double glazed window, fireplace, radiator, power points, fitted book-shelves

Kitchen

14'5" x 7'8" (4.4 x 2.36)

Fitted wall and base units, spaces for white goods, double glazed window, inset sink, integrated oven and hob

Family Room / Bedroom Four

22'3" x 10'2" (6.8 x 3.10)

Double glazed windows to front and rear with far-reaching ESTUARY VIEWS, radiator, power points, door to the shpwer-room

Shower-Room

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

UPSTAIRS

Bedroom One

15'5" x 10'5" (4.7 x 3.20)

Double glazed window with IMPRESSIVE FAR REACHING ESTUARY VIEWS, radiator, power points

Bedroom Two

14'0" x 10'5" (4.29 x 3.2)

Double glazed window with estuary views, radiator, power points

Bedroom Three

10'5" x 8'11" (3.2 x 2.74)

Double glazed window with estuary views, radiator, power points, fitted cupboards/wardrobes

Bathroom

Comprising bath, shower, wash hand basin, double glazed window

W.C.

W.C, double glazed window

EXTERNALLY

Front Aspect - Generous front driveway offering off-road parking for several cars.

Rear Aspect - Large rear garden with a really wide plot. With patio area and lawned garden area. Sunny aspect.

Garage

A large garage accessible from the drive and from the garden.

Could be converted into a games room or home gym.

