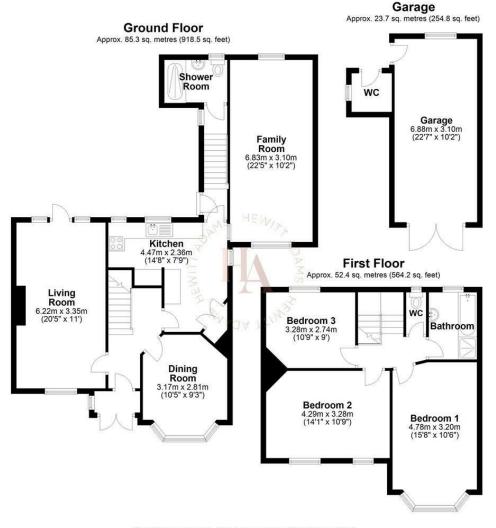
HEWITT ADAMS







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 Gavton 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

www.hewittadams.co.uk

A: 20 Pensby Road, Heswall, CH60 7RE

T: 0151 342 8200

Hewitt Adams Ltd. Registered in England

Company Reg No: 09987691

Company VAT No: 249324300

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Front Entrance

Into:

Hall Staircase to first floor, picture rail, cupboard

Living Room

20'4" × 10'11" (6.2 × 3.35)

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

Dining Room

 $10'2'' \times 9'2''$ (3.1 × 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. 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.









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