



For illustration purposes only - not to scale



Border Road, Heswall, Wirral CH60 2TN

£780,000

4 Bedroom 5 Reception 2 Bathroom

****Four Bedroom - Five Reception Room - Extended Detached Family Home - Sought After Location****

Hewitt Adams is delighted to offer to the market this SUBSTANTIAL four bedroom DETACHED family home located on Border Road in Heswall. This EXTENDED home offers a tremendous amount of family living space - with FIVE RECEPTION ROOMS downstairs giving you fantastic versatility!

In brief the accommodation affords; entrance hall, study, lounge, living room, kitchen diner, dining room. cinema room, w.c. Upstairs there are four DOUBLE bedrooms - with an en-suite to the master, and a family bathroom.

The property is in FANTASTIC CONDITION having undergone a recent scheme of cosmetic and decorative improvements. New owners will be able to move in and immediately enjoy live at Border Road.

With a generous in & Out Driveway, Garage and a large SOUTH FACING sunny aspect garden laid to patio and lawn. This is an IDEAL FAMILY HOME. Located a short drive from the centre of Heswall and within the CATCHMENT AREA for local schooling.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Hall

Staircase, radiator, power points, parquet flooring

Study

7'6" x 11'5" (2.3 x 3.5)

Double glazed window. radiator, power points

Living Room

11'9" x 18'4" (3.6 x 5.6)

Double glazed French doors, radiator, power points

Kitchen

10'9" x 19'4" (3.3 x 5.9)

Large kitchen diner with fitted wall and base units, peninsula island/breakfast bar, inset sink, integrated oven and grill, integrated hob, integrated dishwasher, space for fridge freezer and space for washing machine, tiled floor, radiator, power points

Dining Room

13'1" x 14'9" (4.00 x 4.5)

Parquet flooring, radiator, power points, patio door, double glazed windows

Cinema room / gym

10'9" x 13'1" (3.3 x 4.00)

Double glazed patio door to garden, power points

Family Lounge

13'1".3'3" x 13'5" (4.1 x 4.1)

Parquet flooring, log-burning stove, radiator, power points

W.C

W.C , wash hand basin, towel rail

UPSTAIRS

Bedroom One

17'4" x 10'9" (5.3 x 3.3)

Double glazed window, radiator, power points, wardrobes, door to;

En-Suite

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

Bedroom Two

10'5" x 13'9" (3.2 x 4.2)

Double glazed window, radiator, power points, wardrobes

Bedroom Three

11'9" x 10'9" (3.6 x 3.3)

Double glazed window, radiator, power points, wardrobes

Bedroom Four

9'1" x 10'9" (2.78 x 3.3)

Double glazed window, radiator, power points

Bathroom

Modern bathroom suite comprising bath, shower, low level w.c, wash hand basin, towel rail, double glazed window

EXTERNALLY

Front Aspect - Double gated In&Out block-paved drive-way.

Rear Aspect - SOUTH FACING landscaped rear garden with patio and lawned areas.

