



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.



Manor Farm, Heswall, Wirral CH61 1BT

£649,950

4 Bedroom 2 Reception 2 Bathroom

Stunning & Newly Built - Gated Community - Semi Rural Location - Impressive Countryside Views - No Chain

'The Glade' at Manor Farm is a stunning FOUR DOUBLE BEDROOM family home situated in a highly desirable GATED COMMUNITY located in the HIGHLY SOUGHT AFTER Barnston. On the doorstep of the vibrant town of Heswall and it's wide array of amenities that include shops, restaurants, bars and supermarkets, as well as the Wirral Way, Heswall Dales nature reserve and the beach.

This impressive sandstone clad, semi-detached new-build dwelling at 1,613 SQFT is a substantial family home offering: entrance hall, downstairs W.C, large family lounge, modern open-plan kitchen, dining and family area. With a utility room. Upstairs there are four bedrooms, the master enjoys an en-suite, and a main family bathroom. With residents parking spaces and a private garden. Only built within the last few years - the home is still within it's structural warranty scheme.

'The Glade' enjoys wonderful COUNTRYSIDE VIEWS to the rear!

This impressive GATED COMMUNITY is surrounded by picturesque, sprawling COUNTRYSIDE. Once a working farm - Manor Farm offers residents the chance to live on the doorstep of local amenities, but in a SEMI-RURAL, safe and secure setting. Sold with the benefit of NO ONWARD CHAIN - Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into:

Hall

Staircase to first floor, power points, underfloor heating, nicholas@tobinfamily.uk

Lounge

12'9" x 15'1" (3.91 x 4.6)

Double glazed window, power points, TV point, underfloor heating, karndean flooring

Open Plan Kitchen, Living Area & Dining Room

32'9" x 12'9" (10 x 3.9)

Stunning HIGH QUALITY integrated kitchen in a shaker style. With integrated appliances that include oven and hob, dishwasher and fridge freezer. With quartz worktops and an island. Double glazed bi-folding doors to the garden. Power points, TV point. Underfloor heating, karndean flooring

Utility Room

Sink, cupboards, space and plumbing for washing machine, karndean flooring

W.C

W.C, wash hand basin. Underfloor heating.

UPSTAIRS

Bedroom One

13'5" x 12'5" (4.1 x 3.8)

Double glazed window with FAR REACHING VIEWS over farmland, power points, radiator

En-Suite

Comprising shower, low level w.c, wash hand basin, towel rail. Fully tiled.

Bedroom Two

12'1" x 11'9" (3.7 x 3.6)

Double glazed window with FAR REACHING VIEWS over farmland, power points, radiator

Bedroom Three

12'5" x 10'9" (3.8 x 3.3)

Double glazed window, power points, radiator

Bedroom Four

13'1" x 8'6" (4.0 x 2.6)

Double glazed window, power points, radiator

Bathroom

Modern bathroom comprising bath with shower above, low level w.c, wash hand basin vanity, towel rail, tiled floor

EXTERNALLY

With a private garden with lawn and patio, off-road parking for residents. The garden is landscaped and offers patio and lawn. With a large garden shed. And a side gate.

