



Total area: approx. 193.2 sq. metres (2079.0 sq. feet)  
For illustration purposes only - not to scale

## The Mount, Wirral, CH60 4RD

£675,000

4 Bedroom 2 Reception 2 Bathroom

**\*\*Gorgeous Period Home - Detached - Heart Of Heswall - Over 2,000 SQFT - Magnificent Estuary Views - No Onward Chain!\***

Hewitt Adams is delighted to offer to the market this stunning PERIOD PROPERTY that is located within a STONES THROW OF THE CENTRE OF HESWALL on The Mount.

Yes, this location does indeed mean the property enjoys some quite simply SENSATIONAL ESTUARY VIEWS and a SOUTHERLY FACING GARDEN. With off-road driveway parking.

This hugely attractive red-brick CHARACTER PROPERTY provides accommodation over four levels and boasts FOUR BEDROOMS - all with sensational views over the ESTUARY and across to Wales.

Sold with the benefit of NO ONWARD CHAIN.

In brief the accommodation affords: entrance hall, lounge, dining room and kitchen, conservatory / enclosed terrace enjoying the estuary views. The lower ground floor offers a second living room, two other reception rooms/areas and a utility. The first floor offers two double bedrooms - one with en-suite, and a main bathroom. The second floor also offers two further double bedrooms, again both offering far reaching estuary views, and a shower-room.

**GROUND FLOOR**

**Front Entrance**

Wooden front door into:

**Hall**

Part tiled, part wooden flooring. Turned staircase leading to the upper and lower ground floors

**Lounge**

18'11" x 12'4" (5.77 x 3.77)

Double glazed sash windows with far reaching ESTUARY VIEWS all the way across to the Welsh Hills, ornate gas fireplace, central heating

**Conservatory / Enclosed Terrace**

16'8" x 8'6" (5.09 x 2.61)

Overlooking the garden and with far reaching ESTUARY VIEWS all the way across to the Welsh hills. Tiled floor.

**Dining Room**

9'10" x 17'10" (3.02 x 5.44)

Double glazed sash windows, wooden flooring, central heating, fitted cupboards, opens to:

**Kitchen**

9'7" x 8'1" (2.94 x 2.47)

Fitted wall and base units, integrated appliances that include oven and hob, fridge and freezer, dishwasher, inset sink

**FIRST FLOOR**

**Bedroom One**

16'11" x 13'1" (5.16 x 4.00)

Double glazed sash windows with far reaching ESTUARY VIEWS all the way across to the Welsh hills, fitted wardrobes, power points, central heating

**Bedroom Two**

10'10" x 14'7" (3.32 x 4.47)

Double glazed sash windows, fitted wardrobes, opens to:

**En-Suite**

Comprising shower, low level W.C, wash hand basin

**Bathroom**

Comprising bath, low level W.C, wash hand basin vanity unit with stone top, double glazed window

**SECOND FLOOR**

**Bedroom Three**

12'5" x 10'2" (3.8 x 3.1)

Double glazed window with with far reaching ESTUARY VIEWS all the way across to the Welsh hills, eaves storage, central heating, power points

**Bedroom Four**

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

Double glazed window with with far reaching ESTUARY VIEWS all the way across to the Welsh Hills, eaves storage, central heating, power points

**Shower-Room**

Comprising shower, low level W.C, wash hand basin

**LOWER GROUND FLOOR**

**Snug / Living Room**

17'1" x 11'5" (5.23 x 3.5)

Double glazed windows and patio door out to the rear SOUTHERLY FACING garden, gas fireplace, power points, TV point

**Reception Room**

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

Tiled floor, window, power points, cupboards

\*Could be a study / games room\*

**Inner Hall**

7'2" x 7'6" (2.2 x 2.3)

Tiled floor, door into snug.

**Utility**

Inset sink, space and plumbing for washing machine and dryer, wall mounted boiler, tiled floor

**EXTERNALLY**

Externally there is off-road driveway parking for up to two cars, and a GENEROUS SOUTHERLY FACING rear garden with patio, raised deck and a lawn. With a sandstone store-area.

