



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.



Park Road, Heswall, Merseyside CH60 2SL  
Offers Over £450,000

3 Bedroom 2 Reception 1 Bathroom C

**\*\*One of Heswall's Best Roads – Sold With No Chain – Large South-West Facing Garden – Huge Potential To Extend\*\***

Hewitt Adams is delighted to offer to the market this fantastic THREE-BEDROOM dormer bungalow located in the ENVIABLE ADDRESS of Park Road in Heswall. This is a highly SOUGHT-AFTER LOCATION, a short distance from the centre of Heswall.

Park Road is an attractive TREE-LINED ROAD, and this particular home enjoys a SOUTH-WESTERLY-FACING rear garden. The ground floor of the property consists of: Entrance Porch, Hallway, WC, Kitchen, Open Plan Lounge/Diner and a Study/Bedroom. The first floor offers Two Bedrooms and a Bathroom.

Externally there is a Detached Garage, Driveway and South-Facing rear Garden that has clearly been much loved and beautifully maintained.

Such is the size of the plot – there is HUGE SCOPE for someone to extend or develop the property, as many of the homes on this road have done in the past. The property benefits from being SOLD WITH NO ONWARD CHAIN.

'Wilmere' is a much-loved, impeccably maintained dormer bungalow of huge potential that will make a fantastic home for a new family.



Entrance Porch

Timber door with single-glazed panel to the Porch, windows to the side and front elevation. Timber door with single-glazed panel to the Hallway.

Lounge/Diner

22'0x12'04 (6.71mx3.76m)

Window to the front elevation, two windows to the side elevation, French doors to the rear elevation, three radiators.

Kitchen

12'08x9'11 (3.86mx3.02m)

Fitted wall and base units, worktop surfaces, inset sink, integrated oven and hob. Space for fridge-freezer. Window to the side elevation, aluminium door to the side elevation. Space and plumbing for washing machine.

Study/Bedroom 3

11'05x9'01 (3.48mx2.77m)

Secondary glazed windows to the front elevation, radiator.

WC

Single-glazed windows to the side elevation, WC, wall-hung wash basin with taps, radiator.

First Floor Landing

Double-glazed window to the front elevation, radiator.

Bedroom 1

18'03x12'04 (5.56mx3.76m)

Double-glazed window to the rear elevation, radiator, fitted bedroom furniture and wardrobes.

Bedroom 2

14'07x9'10 (4.45mx3.00m)

Double-glazed window to the side elevation, radiator, built-in storage cupboards.

Bathroom

Bath with thermostatic shower, WC, wash basin with taps, double-glazed window to the rear elevation, radiator.

Garage

Up and over front.

Externally - Front Elevation

Tarmacadam Driveway, laid to lawn section with mature shrubbery, gated access to the rear.

Externally - Rear Elevation

A South-Westerly facing Garden which is mainly laid to lawn with mature shrubbery, trees and plants. There is a paved patio area off the Lounge.

