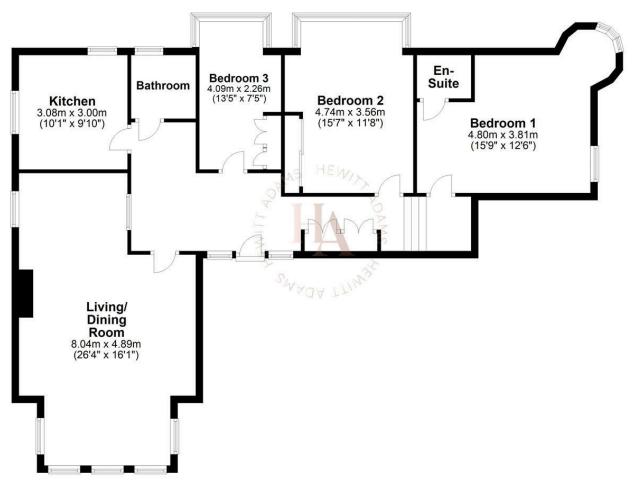






Approx. 112.0 sq. metres (1205.3 sq. feet)



Total area: approx. 112.0 sq. metres (1205.3 sq. feet) For illustration purposes only - not to scale



## Farr Hall Drive, Wirral, Wirral CH60 4SF Offers Over £375,000

💻 3 Bedroom 🔎 1 Reception 🛁 2 Bathroom 🛄

\*\*Impressive Three Bedroom Apartment - Incredible Estuary Views - Private Garden & Garage - No Chain\*\* Hewitt Adams is delighted to offer to the market this SUBSTANTIAL three bedroom first floor Apartment located in the PRESTIGIOUS period home of Farr Hall, from which Farr Hall Drive derives its name

This first floor apartments enjoys the benefit of having UNINTERRUPTED ESTUARY VIEWS across the Dee Estuary and over to Wales.

Larger than your average Heswall apartment - this property offers a spacious floor-plan that will suit a wide range of buyers.

Benefitting from coming to the market with NO ONWARD CHAIN - The apartment has been beautifully maintained and improved by the current owner. With sympathetic updates to the SASH WINDOWS, and the addition of a MULTI-FUEL LOG-BURNER.

In brief the accommodation affords: entrance hall, lounge and dining room, kitchen with integrated appliances, bathroom, three bedrooms - including one with an en-suite.



# HEWITT ADAMS

T: 0151 342 8200

Company VAT No: 249324300



## **Apartment Entrance**

Into:

Hall Radiator, power points, loft access

#### Lounge & Dining Room

16'4" x 26'5" (4.99 x 8.07)

Modern Sash double glazed windows with far reaching VIEWS of the estuary and Wales, log-burning stove, radiator, power points

Kitchen Fitted wall and base units, integrated oven and hob, integrated fridge, double glazed window, inset sink

#### Bedroom One

15'9" x 12'11" (4.82 x 3.95) Double glazed bay window with Sash window, radiator, power points, door into:

En-Suite Comprising shower, low level W.C, wash hand basin

#### Bedroom Two 13'7" × 10'11" (4.16 × 3.33)

Double glazed window, radiator, power points

#### Bedroom Three

15'11" x 8'7" (4.86 x 2.64) Double glazed window, radiator, power points

### Bathroom

Comprising bath, low level W.C, wash hand basin, double glazed window

#### EXTERNALLY

Boasting it's own PRIVATE garden - the apartment has a lovely outdoor space to enjoy. With a lawned garden and seating area.

#### Garage & Parking

One Garage and parking for two cars in front of this Garage

#### LEASE & SERVICE CHARGE INFORMATION

Remaining Lease Length - 976 years

Service charges - £120 pcm









www.hewittadams.co.u	Ik
www.hewittadams.co.u	Ik

Company Reg No: 09987691

T: 0151 342 8200

Hewitt Adams Ltd. Registered in England

Hewitt Adams Ltd. Registered in England

www.hewittadams.co.uk





A: 20 Pensby Road, Heswall, CH60 7RE

T: 0151 342 8200

Company Reg No: 09987691

Company VAT No: 249324300