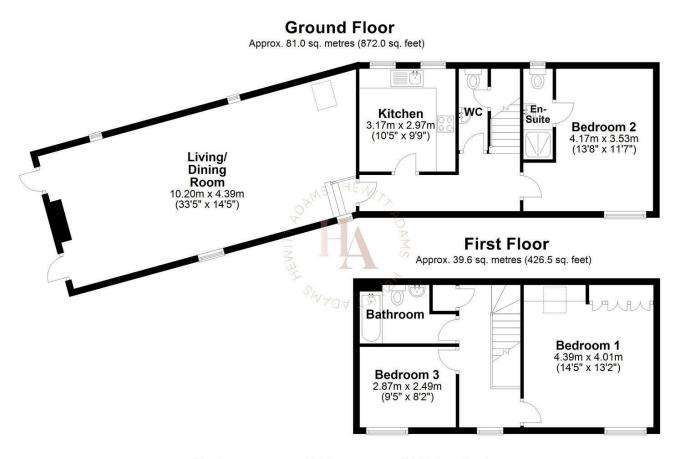
# HEWITT ADAMS





Total area: approx. 120.6 sq. metres (1298.5 sq. feet) For illustration purposes only - not to scale



## The Lydiate, Heswall, Wirral CH60 8QN Offers Over £400,000

💻 3 Bedroom 🔎 1 Reception 🛁 2 Bathroom 🛄

\*\*Three Bedroom Barn Conversion - Both Ground & First Floor Bedrooms - Future Proofed Living!\*\*

Hewitt Adams is delighted to welcome this stunning BARN CONVERSION on Lydiate Farm to the market. Located on the CUSP OF THE LOWER VILLAGE and all its amenities- Lydiate Farm is a brilliantly CONVENIENT LOCATION and an ideal situation for DOWNSIZERS and retirement. Coming to the market in beautiful. well-appointed condition.

In the Agents opinion this is one of the MOST PRACTICAL homes on Lydiate Farm given it offers bedroom accommodation on BOTH GROUND & FIRST FLOOR - meaning the property provides a future proofed solution for home-movers!

As well as practical, it also offers some stunning character features such as the BEAMED CEILINGS and internal SANDSTONE WALLS. Also offering a private SOUTH FACING garden.

In brief the accommodation affords: entrance hall, living room, kitchen, w.c, bedroom with en-suite. Upstairs there are two further bedrooms and a bathroom. With two DESIGNATED PARKING SPACES.

Sold with NO ONWARD CHAIN - Call Hewitt Adams on 0151 342 8200 to view.

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A: 20 Pensby Road, Heswall, CH60 7RE

T: 0151 342 8200

Hewitt Adams Ltd. Registered in England

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#### **Front Entrance**

Hall Radiator, staircase

#### Lounge

#### 33'1" × 14'4" (10.1 × 4.39)

Impressive lounge and dining room with vaulted beamed ceiling, exposed sandstone internal feature walls, patio doors to the garden, radiators, power points, TV point

#### Kitchen

10'2" x 9'8" (3.1 x 2.97) Wall and base units, inset sink, integrated appliances. double glazed window, radiator, space for dining table

W.C

W.C, wash hand basin

#### Bedroom

13'8" x 11'6" (4.17 x 3.53) Double glazed window, radiator, power points, door into;

**En-Suite** Comprising shower, low level w.c, wash hand basin

### UPSTAIRS

#### Bedroom

14'1" × 13'1" (4.3 × 4.0) Double glazed window, radiator, power points, fitted wardrobes

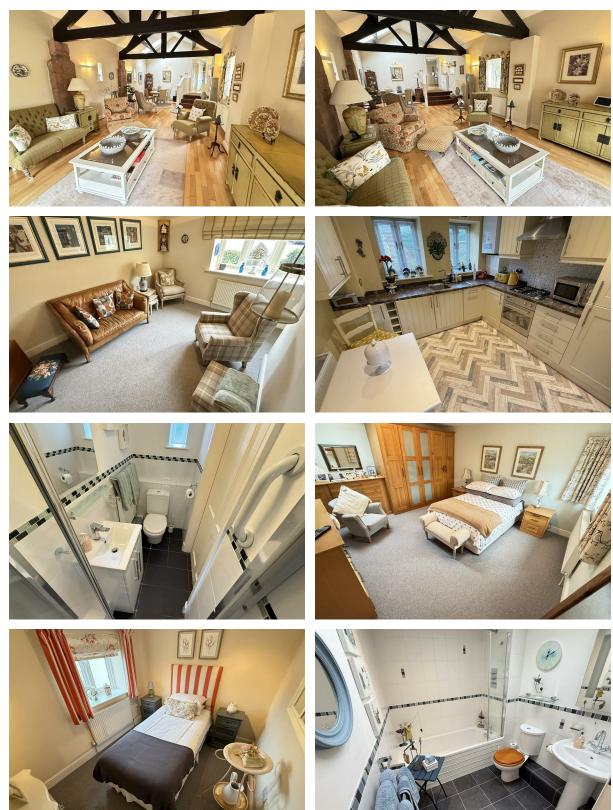
#### Bedroom

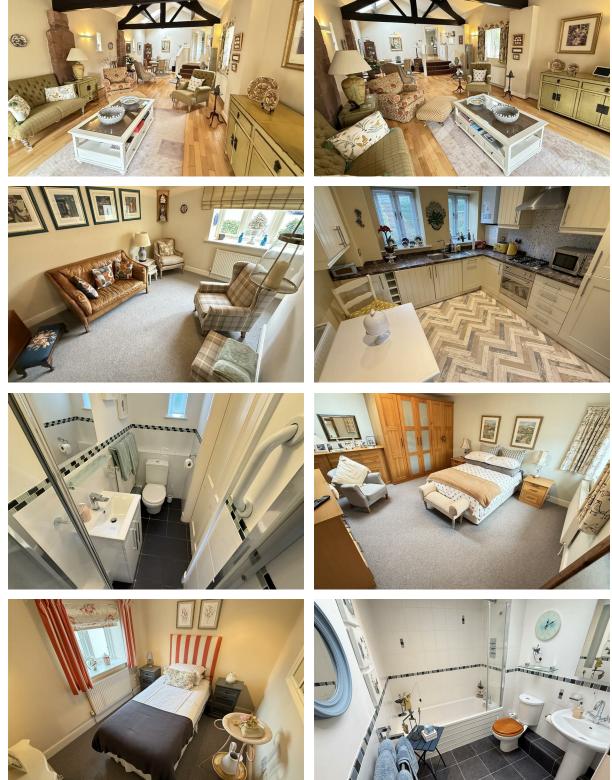
9'4" x 8'2" (2.87 x 2.49) Double glazed window, radiator, power points

Bathroom Comprising bath with shower above, low level W.C, wash hand basin, tiled floor

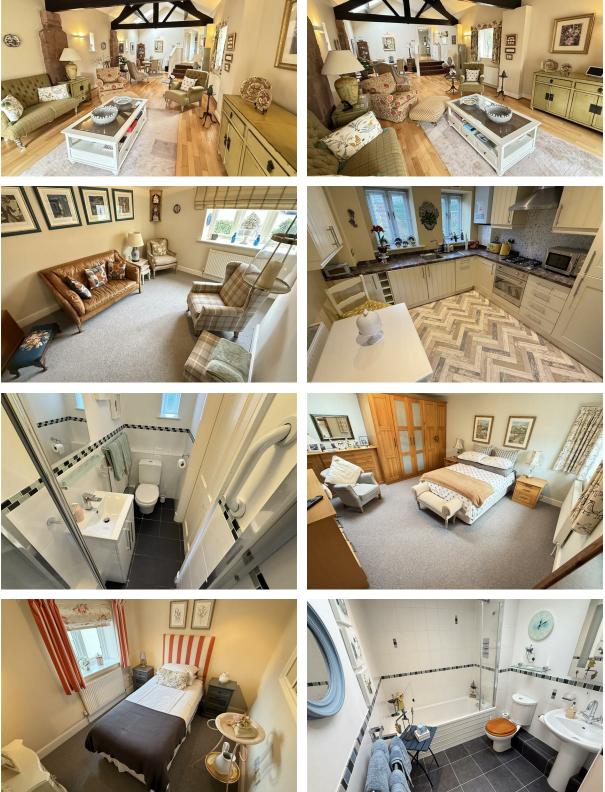
#### EXTERNALLY

Allocated parking in a courtyard development, and a small garden off the lounge which has the benefit of being SOUTH FACING. With two DESIGNATED PARKING SPACES.









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