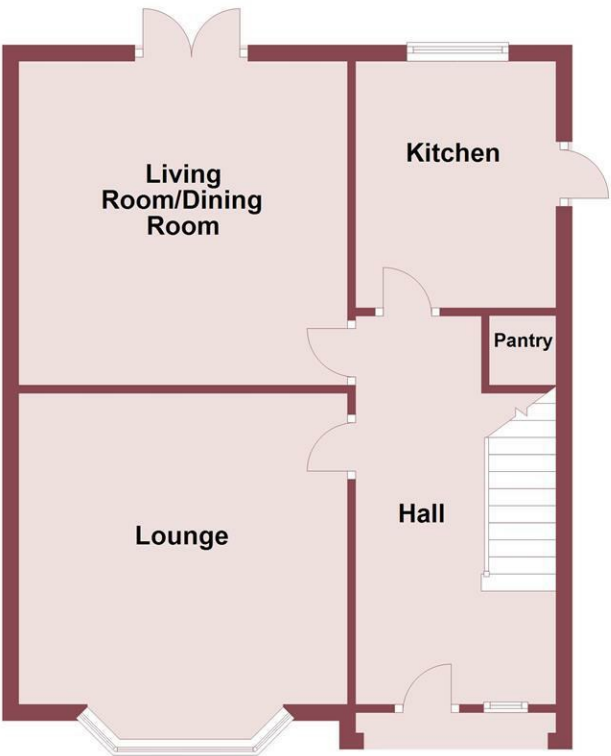
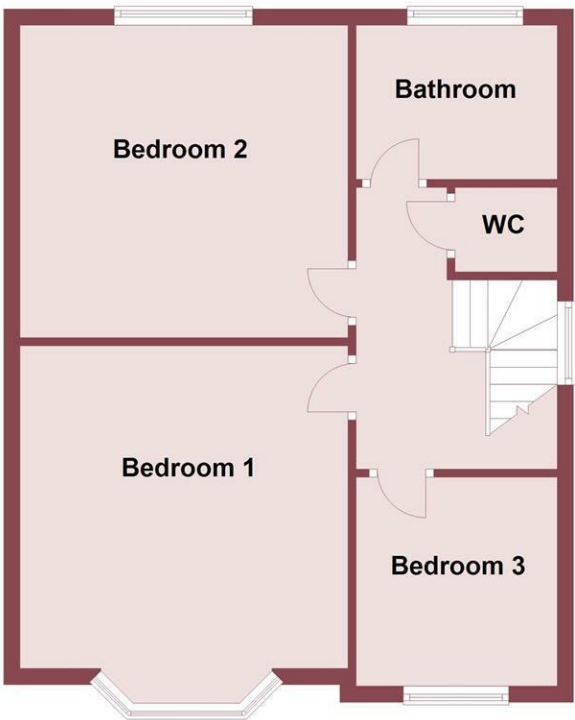




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms 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.

Woodcroft Drive, Wirral CH61 6XJ

Offers In The Region Of £315,000

 3 Bedroom  2 Reception  1 Bathroom 

****Three Bedroom Semi - Sought After Cul-De-Sac - Sold With No Onward Chain! - Scope To Extend *STPP ****

Hewitt Adams is delighted to offer to the market this WELL PRESENTED three bedroom semi-detached family home on Woodcroft Drive in Heswall, a short walkable distance from the CENTRE OF HESWALL, in a QUIET & POPULAR CUL-DE-SAC.

The property has been a much loved family home, and comes to the market in very good condition. With PARQUET FLOORING.

Sold with NO ONWARD CHAIN - This is a fantastic family home, and it offers buyers the chance to put their own stamp on their new home. As well as SCOPE TO EXTEND to the side & rear *STPP.

In brief the accommodation affords; entrance hall, lounge, dining / living room, kitchen diner, w.c. Upstairs there are three bedrooms and a family bathroom and w.c.

With a good sized driveway offering parking for 3/4 cars, and a nicely landscaped established rear garden that is a really generous size.

Call Hewitt Adams on 0151 342 8200 to view this NO CHAIN property.

Front Entrance

Into;

Hall

Parquet flooring. radiator, power points, staircase

Lounge

11'1" x 14'5" (3.4 x 4.4)

Double glazed bay window, radiator, power points, fireplace

Dining / Living Room

13'9" x 11'5" (4.2 x 3.5)

Parquet flooring, power points, radiator

Scope to kNOCK-THROUGH into kitchen to create open-plan living - stpp & regs

Kitchen

9'10" x 6'10" (3.00 x 2.10)

Modern kitchen with fitted units, wooden worktops, integrated oven and hob, integrated fridge, integrated washing machine, pantry area, side door, double glazed window, inset sink, radiator

UPSTAIRS

Bedroom One

11'1" x 15'1" (3.4 x 4.6)

Double glazed window, radiator, power points

Bedroom Two

15'5" x 11'5" (4.7 x 3.5)

Double glazed window, radiator, power points, wardrobes, combi boiler (concealed)

Bedroom Three

10'2" x 6'11" (3.1 x 2.11)

Double glazed window, radiator, power points

Larger than your typical box room

Bathroom

Modern bathroom. Fully tiled. Comprising bath with shower above, wash hand basic, towel rail, double glazed window

W.C

W.C, double glazed window

EXTERNALLY

With a good sized driveway offering parking for 3/4 cars, and a nicely landscaped established rear garden that is a really generous size. Approx 70ft in length. (As advised by vendors)

