





First Floor Approx. 52.7 sq. metres (566.8 sq. feet)

Ground Floor Approx. 89.4 sq. metres (962.4 sq. feet) Shower Room Bedroom 2 Living (Not in position) Area Utility 2.42m x 2.37m (7'11" x 7'9") Bedroom 1 Kitchen Bedroom 3 Dining 3.36m x 2.40m (11' x 7'10") Area 4.38m x 3.64m (14'4" x 11'11") **Garage** 4.78m x 2.37n (15'8" x 7'9") Second Floor Approx. 21.6 sq. metres (232.2 sq. feet) Dining Room 4.28m x 3.64m (14' x 11'11") Loft Room 5.71m x 3.78m (18'9" x 12'5")

Total area: approx. 163.6 sq. metres (1761.4 sq. feet) For illustration purposes only - not to scale

A: 20 Pensby Road, Heswall, CH60 7RE



Barnston Road, Heswall, Wirral CH60 2SU £435,000



Attractive 1930's Semi - Extended & Modern - Immaculately Presented - Large Loft Room

He witt Adams is delighted to offer to the market this beautifully presented three bedroom 1930s semi-detached located on the SOUGHT AFTER Barnston Road.

The property is in IMMACULATE CONDITION, and has been EXTENDED to offer a brilliant amount of living space downstairs. There is also a versatile LOFT-ROOM that makes for an ideal office /

With a MODERN KITCHEN & SHOWER-ROOM. Also benefitting from a 1 year old NEW ROOF - this is clearly an excellently well maintained family home.

In brief the accommodation affords: entrance porch, hall, dining room, extended family living & dining area, modern kitchen. Upstairs there are three bedrooms and a family shower-room. With a large LOFT ROOM.

Externally there is a large driveway affording parking for 3/4 cars, a garage and utility. With a LANDSCAPED rear garden that comprises patio and large lawn with well stocked established borders.

www.hewittadams.co.uk A: 20 Pensby Road, Heswall, CH60 7RE T: 0151 342 8200 Hewitt Adams Ltd. Registered in England Company Reg No: 09987691 Company VAT No: 249324300

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Front Entrance

Into:

Porch

Door into:

Hall

Wooden flooring, radiator, power point, stairs to first floor, under stairs storage

Dining Room

11'11" × 14'0" (3.64 × 4.28)

Double glazed bay window, radiator, power point, wooden flooring

Kitchen

7'10" x 11'0" (2.40 x 3.36)

Wall and base units with wooden counter tops, inset sink, integral oven and gas hob, integral fridge, space for dishwasher, opens to:

Lounge & Family Living / Dining Area

18'9" x 25'7" (max) (5.73 x 7.81 (max))

Extended open plan area perfect for modern family living. Double glazed windows and patio doors opening onto the rear patio, velux windows, radiator, power points

First Floor

Bedroom One

11'6" x 15'8" (3.51 x 4.78)

Double glazed bay window, radiator, power point, integral wardrobes

Bedroom Two

11'10" x 13'4" (3.62 x 4.08)

Double glazed bay window, radiator, power point, integral wardrobe, wooden floor

Bedroom Three

7'11" × 9'10" (2.42 × 3.02)

Double glazed bay window, radiator, power point

Shower Room

7'8" x 7'10" (2.35 x 2.39)

Comprising walk-in shower, W.C, wash hand basin, towel rail, tiled walls and floor

Loft Room

18'8" x 12'4" (max) (5.71 x 3.78 (max))

Double glazed window, velux window, radiator, power point

Externally

Front - Driveway parking for at least two cars and access to detached garage

Rear - Southerly facing rear garden laid to lawn with raised paved patio and raised wooden flower beds access to:

Utility

7'9" × 7'11" (2.37 × 2.42)

Base units and inset sink, space and plumbing for washing machine, space for tumble dryer, door to garage

















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