



Barnston Road, Heswall, Wirral CH60 2SU

Offers Over £400,000

3 Bedroom 3 Reception 1 Bathroom D

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

Hewitt 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 / hobby room or gym.

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. Fully enclosed and ideal for families with children and pets.

Front Entrance

Into:

Porch

Door into:

Hall

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

Dining Room

11'11" x 14'0" (3.64 x 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" x 9'10" (2.42 x 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" x 7'11" (2.37 x 2.42)

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

