



Total area: approx. 184.0 sq. metres (1980.3 sq. feet)
For illustration purposes only - not to scale



Dalesway, Heswall, Wirral CH60 4RU

£650,000

3 Bedroom 2 Reception 2 Bathroom

Three Bedrooms - Detached - Incredible Lower Heswall Location - One Of A Kind Views! - No Chain

Hewitt Adams is thrilled to have the opportunity to showcase this fantastic property on the SOUGHT AFTER Dalesway in Lower Heswall. The property itself actually BACKS ONTO the Heswall Dales - providing a stunning VIEW across this nature reserve, and with impressive ESTUARY VIEWS beyond! With huge SCOPE TO EXTEND, *STPP, to the rear and over the garage.

It is incredibly rare that properties with this UNIQUE BACKDROP come to the market! With a WESTERLY FACING garden - the property is flooded with natural light, and enjoys tremendous SUNSETS!

In the agents opinion, this property gives people the opportunity to CREATE THEIR DREAM HOME with a view!

In brief the accommodation affords; entrance hall, lounge, dining room, sun-room, kitchen, utility and workshop, downstairs bedroom / snug. Upstairs there are two double bedrooms - both with INCREDIBLE ESTUARY VIEWS, and the main shower-room and w.c.

Externally there is a driveway, garage, front lawned garden - and to the rear is a WESTERLY FACING garden that backs onto the Dales!

Front Entrance

Into;

Hall

Radiator, power points, staircase, under-stair cupboard

Lounge

12'10" x 20'6" (3.93 x 6.27)

Double glazed windows with dual aspect. Incredible views across the garden over the Heswall Dales and with the estuary in the distance. Radiators, power points, open fireplace

Bedroom Three

9'11" x 8'2" (3.03 x 2.49)

Currently used as a snug.

Radiator, power points, double glazed window

Dining Room

9'9" x 8'8" (2.98 x 2.66)

Radiator, power points. Opens into:

Sun Room

9'6" x 9'6" (2.90 x 2.90)

Double glazed windows with panoramic views across the Heswall Dales and over the estuary to the Welsh hills. Door to rear garden

Kitchen

9'9" x 11'11" (2.98 x 3.64)

Wall and base units, inset sink, integrated oven and hob, space for dishwasher, space for fridge freezer, double glazed window

Utility & Workshop

Double glazed window, power points, space and plumbing for washing machine

UPSTAIRS

Bedroom One

12'11" x 16'7" (3.96 x 5.07)

Double glazed windows with triple aspect panoramic views across the Heswall Dales and over the estuary towards the Welsh hills, radiator, power points, integrated wardrobes

Bedroom Two

9'10" x 15'7" (3.02 x 4.76)

Double glazed windows with dual aspect panoramic views across the Heswall Dales and over the estuary towards the Welsh hills, radiator, power points, integrated wardrobes

Shower-Room

Comprising shower, wash hand basin, radiator, power points, tiled walls, double glazed window

W.C

W.C

EXTERNALLY

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