



Barnston Road, Heswall, Wirral CH60 2SW

Offers In The Region Of £675,000

4 Bedroom 4 Reception 2 Bathroom

****Substantial Detached 1930s Family Home - Southerly Facing Sought After Heswall Location - No Chain!****

Hewitt Adams is delighted to offer to the market with NO CHAIN this substantial FOUR / FIVE BEDROOMED, TWO BATHROOM & FOUR RECEPTION ROOM detached family home located on Barnston Road in Heswall. Having recently undergone extensive interior and exterior decoration and improvements; full details of which can be provided by the owner. This is a beautiful home that you can happily move straight into whilst also providing possibilities to add your own aesthetic stamp/extend to an even grander size over time should you so wish.

Sherwood is a substantial double fronted 1930s property which has the charm and presence that one can expect from a home of this era. High ceilings, galleried landing and flooded with natural light. With its impressive floorspace and plot, it presents a range of opportunities for family living and entertaining as well as there being huge potential for further development of the property.

The accommodation affords; entrance hall, lounge, dining room, kitchen diner, utility, pantry, w.c, study, and a further family room / cinema room. Upstairs there are four DOUBLE bedrooms, a bathroom and a shower-room. The loft is a HUGE size, fully boarded, and suitable for CONVERSION into more accommodation - *subject to consents and regulations.

If desired there is easy Annex potential as there is a separate front entrance through the car port and the WC could readily be extended into a shower room.

Front Entrance

Solid oak front door into;

Hall

Staircase to first floor, radiator, power points

Lounge / Living Room

21'9" x 11'8" (6.63 x 3.56)

Double glazed window, radiator, power points, gas fire, double glazed doors to garden

Dining Room

13'3" x 11'8" (4.06 x 3.58)

Double glazed window, radiator, power points, decorative fire

Kitchen Diner

22'0" x 10'2" (6.71 x 3.10)

Fitted kitchen with Limed oak kitchen units, Neff double oven and 5 gas burner hob space for white goods, inset sink, double glazed windows, space for dining table and chairs

Utility

13'8" x 4'11" (4.19 x 1.5)

Double glazed window. radiator, wall and base units, wall mounted boiler, inset sink

Family Room / Cinema Room

16'6" x 9'8" (5.05 x 2.95)

Double glazed window, radiator, power points

Pantry

Excellent storage space

W.C

W.C, wash hand basin

Office / Guest Bedroom

15'10" x 8'5" (4.85 x 2.57)

Double glazed window, gas fire, power points

UPSTAIRS

Bedroom

11'8" x 11'8" (3.58 x 3.58)

Double glazed window, radiator, power points

Bedroom

11'8" x 11'1" (3.56 x 3.40)

Double glazed window, radiator, power points

Bedroom

12'0" x 8'0" (3.66 x 2.46)

Double glazed window, radiator, power points

Bedroom

11'8" x 7'10" (3.56 x 2.41)

Double glazed window, radiator, power points

Bathroom

Tiled walls, bath, w.c, wash hand basin, radiator, double glazed window

Shower-Room

Shower, w.c, wash hand basin, tiled walls, radiator, double glazed window

LOFT

25'00 x 7'00 (7.62m x 2.13m)

Accessed via a pull-down ladder. The loft is a huge size, fully boarded, with windows, power and lighting making it ideal for storage and/or for conversion *subject to consents and regulations.

EXTERNALLY

Externally the property boasts a large driveway and car port providing ample parking space for several cars. the front garden offers privacy and has its own gateway separate from the drive. To the rear is a southerly facing private and landscaped garden which is perfect for families.

