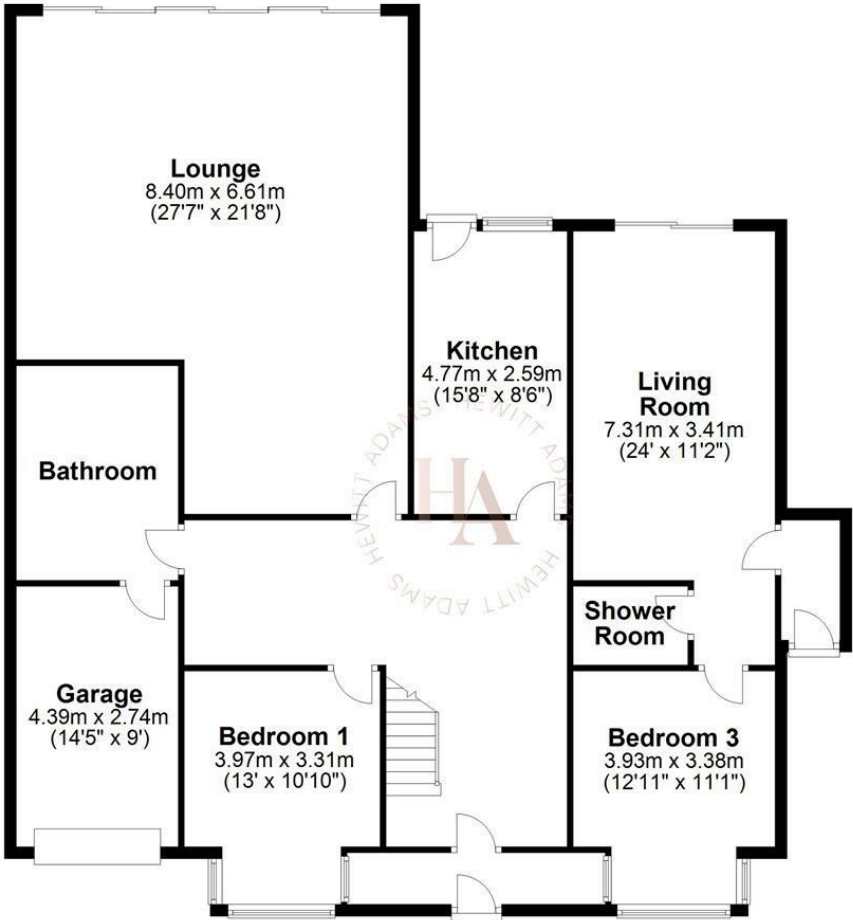
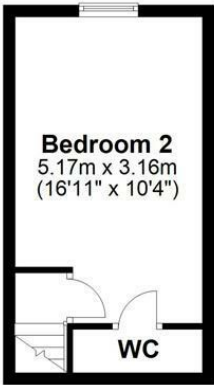




**Ground Floor**  
Approx. 167.5 sq. metres (1803.4 sq. feet)



**First Floor**  
Approx. 19.0 sq. metres (204.2 sq. feet)



Total area: approx. 186.5 sq. metres (2007.7 sq. feet)  
For illustration purposes only - not to scale



**Pipers Lane, Heswall, Wirral CH60 9HY**  
**£700,000**

3 Bedroom 2 Reception 2 Bathroom D

**\*\*Incredible Estuary Views - Create Your DREAM Home - South Westerly Facing - Must View!\*\***

Hewitt Adams is excited to offer to the market this DETACHED bungalow located on the HIGHLY SOUGHT AFTER Pipers Lane. The bungalow occupies a LARGE PLOT, boasts INCREDIBLE ESTUARY VIEWS and backs onto the WIRRAL WAY, with direct access onto this nature trail.

Blank canvases like this, with views like these, RARELY COME TO THE MARKET and when they do they tend to be SNAPPED UP by discerning buyers who have been waited for such an opportunity to CREATE THEIR DREAM HOME. Such is the size of the plot, and the views - \*subject to planning constraints - there is scope to develop a home of grand designs.

In brief the accommodation affords: entrance porch, hall, kitchen, lounge, bedroom, bathroom. Upstairs there is a bedrooms and w.c. The bungalow has been adapted to offer a one bedroom annexe complete with kitchenette, shower-room and small lounge.

With an In&Out driveway and sizable front garden, and to the rear is a HUGE rear garden that enjoys tremendous estuary views EVEN FROM GROUND LEVEL. This sunny aspect SOUTHERLY FACING garden is comprised of patio and lawn. The garden BACKS ONTO THE WIRRAL WAY. With an integral garage.

Call Hewitt Adams on 0151 342 8200 to view.



Front Entrance

Into:

Hall

Lounge

27'6" x 21'8" (8.4 x 6.61)

INCREDIBLE VIEWS across the garden, fields beyond and then ESTUARY from the double glazed windows and sliding doors. Radiators, power points.

Kitchen

8'5" x 14'7" (2.59 x 4.47)

Wall and base units, inset sink, double glazed window with incredible views

Bedroom

10'10" x 13'0" (3.31 x 3.97)

Double glazed window, radiator, power points

Bathroom

8'11" x 11'10" (2.74 x 3.62)

UPSTAIRS

Bedroom

10'4" x 16'11" (3.16 x 5.17)

INCREDIBLE FAR REACHING VIEWS, radiator, power points, door into:

En-Suite W.C

W.C, wash hand basin

ANNEXE

Lounge

11'2" x 19'11" (3.41 x 6.08)

Double glazed patio doors with far reaching views, radiator, power points

Kitchenette

Wall and base units, inset sink, integrated oven and hob, fridge

Shower-Room

6'4" x 4'3" (1.94 x 1.31)

Comprising shower, low level W.C, wash hand basin

Bedroom

11'1" x 12'10" (3.38 x 3.93)

Double glazed window, radiator, power points

EXTERNALLY

Front Aspect - In& Out driveway and large front garden

Rear Aspect - HUGE SOUTHERLY FACING REAR GARDEN from which you can enjoy panoramic ESTUARY VIEWS. The garden comprises of large patio and an expansive lawn that runs all the way down to the WIRRAL WAY.

