



For illustration purposes only - not to scale



Mostyn Avenue, Wirral, Merseyside CH60 9JX
£450,000

4 Bedroom 3 Reception 3 Bathroom D

****Stunning 4/5 Bedroom Semi - Extended Accommodation - Beautifully Presented - Views Over Open Fields & The Dee Estuary****

Hewitt Adams is thrilled to market this gorgeous 4/5 BEDROOM cottage style semi-detached family home on Mostyn Avenue in SOUGHT AFTER Lower Heswall, within the catchment area of St Peters School.

The property has been EXTENDED by the current owners and offers spacious, IMMACULATE accommodation with some hugely practical features such as TWO LIVING ROOMS, a fitted boot-room, a utility and a downstairs shower-room. With a HUGE MASTER BEDROOM & EN-SUITE.

In brief the accommodation affords: entrance hall, living room / play-room, open plan kitchen dining and living space complete with a LOG-BURNING STOVE, utility room, downstairs shower-room, snug / tv room, as well as a boot-room. Upstairs there are four bedrooms and a family bathroom. The master bedroom boasts a fabulous en-suite. The VIEWS from the master bedroom and bathroom are stunning - with an aspect directly overlooking FARMERS FIELDS with a glimpse of the Dee Estuary and Wales beyond.

Externally there is OFF-ROAD PARKING for two cars, side access to the sunny aspect rear garden with patio and lawn - backing directly onto fields behind.

Front Entrance

Into;

Hall

Staircase to first floor, radiator, power points, Karndean flooring

Boot-Room

A fantastic useful space for kicking off boots and hanging up coats, with seating, Karndean flooring

Lounge

24'3" x 8'2" (7.4 x 2.5)

Double glazed window to front aspect, radiator, power points, Karndean flooring

Reception Room / Ground Floor Bedroom

12'1" x 10'9" (3.7 x 3.3)

Double glazed window to front aspect, radiator, power points, Karndean flooring

Open-Plan Kitchen & Living Area

27'6" x 12'1" (8.4 x 3.7)

A modern stylish kitchen with ample space for a dining table, with wall and base units, counter-worktops, inset sink, integrated oven, integrated dishwasher, power points, double glazed window., Karndean flooring

With a living area with log-burning stove, TV point, power points, bi-folding door to the garden, Karndean flooring

Utility Room

Wall and base units, space and plumbing for washing machine, rear door, radiator, power points, integrated microwave, Karndean flooring space for free-standing fridge freezer, inset sink, door into:

Shower-Room

Comprising Shower, low level W.C, wash hand basin, double glazed window, modern heated towel rail

UPSTAIRS

Bedroom One

14'5" x 15'1" (4.4 x 4.6)

Stunning master bedroom overlooking the garden and farmers fields, radiator, power points, fitted wardrobes, bedroom furniture and window seat, door into

En-Suite

Comprising shower, tiled bath with integrated TV, low level w.c, twin wash hand basins, double glazed window, with a heated airing cupboard

Bedroom Two

11'9" x 10'5" (3.6 x 3.2)

Double glazed windows to rear aspect overlooking the open fields behind, with a glimpse of the Dee and Wales. With radiator, power points,

Bedroom Three

12'5" x 11'5" (3.8 x 3.5)

Double glazed window to front aspect with a view of the Dee, radiator, power points, fitted wardrobes

Bedroom Four

7'10" x 6'10" (2.4 x 2.1)

Double glazed window to front aspect with a view of the Dee, radiator, power points

Bathroom

Comprising of panel bath, low level W.C, wash hand basin, part tiled, modern radiator, double glazed window overlooking the open fields behind, with a glimpse of the Dee and Wales.

EXTERNALLY

Front Aspect - Driveway offering parking for at least two vehicles. Side gate access leading to;

Rear Aspect - Large patio for entertaining. With an established lawn with high hedgerows and planted borders. Backing onto open fields beyond.

