



Speedwell Close, Heswall, Wirral CH60 2TB

Offers Over £450,000

3 Bedroom 3 Reception 1 Bathroom

****Huge Plot & Garden - Highly Sought After Heswall Location - Extended Family Home - No Chain - Must View****

Hewitt Adams is thrilled to offer to the market this EXTENDED family home located on the HIGHLY SOUGHT AFTER Speedwell Close in Heswall, a short distance from the centre of Heswall and Barnston and Heswall Primary schools. A small cul-de-sac where the homes infrequently come to the market due to its popularity with families due to how safe and secure the area is.

The property sits in an UNUSUALLY LARGE PLOT with a massive rear garden that is absolutely perfect for families, and has allowed the owners to extend to the rear (without detracting at all from the garden space!)

In brief the accommodation affords; entrance porch, hall, living room, extended lounge, generous kitchen which opens into a modern conservatory / dining / living area, with a large utility and w.c. Upstairs there are three bedrooms and a family bathroom.

Offering considerable scope for a loft extension - Subject to consents and regs. As many of the homes on the roads have done similarly.

With a large driveway, garage store, and the HUGE REAR GARDEN laid to patio and lawn.

Front Entrance

Into;

Hall

Staircase to first floor, radiator, power points,, parquet floor

Living Room / Office

11'9" x 15'1" (3.6 x 4.6)

Double glazed window, radiator, power points

Lounge

20'0" x 11'9" (6.11 x 3.6)

Extended lounge with radiators, power points, log-burning stove, double glazed patio doors

Kitchen

10'2" x 15'5" (3.1 x 4.7)

Modern shaker style kitchen with integrated appliances, larder style unit, inset sink, radiator, power points, open arch window into conservatory, opens into the conservatory, doorway into;

Utility

9'6" x 6'10" (2.9 x 2.1)

Space and plumbing for washing machine, side door to garden, door into the W.C

Conservatory

15'8" x 15'5" (4.8 x 4.7)

Modern and LARGE conservatory overlooking the huge rear garden, with ample space for a lounge area and dining area, exposed brick walls, breakfast bar

W.C

W.C, wash hand basin

UPSTAIRS

Bedroom One

15'1" x 10'2" (4.6 x 3.1)

Double glazed windows, radiator, power points, wardrobes

Bedroom Two

13'5" x 10'2" (4.11 x 3.1)

Double glazed windows, radiator, power points, wardrobes

Bedroom Three

10'5" x 6'11" (3.2 x 2.12)

Double glazed windows, radiator, power points

Bathroom

8'6" x 6'6" (2.6 x 2.0)

Fully tiled, comprising bath with shower above, low level W.C, wash hand basin

EXTERNALLY

With a large driveway, garage store, and the HUGE REAR GARDEN laid to patio and lawn.

