





Ground Floor First Floor Approx. 84.7 sq. metres (911.3 sq. feet) Approx. 65.4 sq. metres (703.9 sq. feet) Bedroom Dining Conservatory 3.60m x 3.33m 3.94m x 3.92m (12'11" x 12'10") Room Living (11'10" x 10'11") **Bedroom** 3.92m x 2.76m Room 5.00m x 2.95m (16'5" x 9'8") (12'10" x 9'1") 4.94m x 3.58m (16'2" x 11'9") Bedroom 2.69m x 2.34m (8'10" x 7'8") Kitchen 6.12m x 2.76m (20'1" x 9'1") WC Bathroom Bedroom **Garage** 4.93m x 2.70m 4.54m x 2.71m (14'11" x 8'10")

Total area: approx. 150.1 sq. metres (1615.2 sq. feet) For illustration purposes only - not to scale



Broadmead, Heswall, Wirral CH60 1XD

£575,000









Space to Grow, Style to Show, and a Postcode Worth Bragging About

Big family energy? This Broadmead beauty is ready for you.

Set on one of Heswall's most sought-after roads, this four-bedroom detached home is a total crowd-pleaser. Roomy, loved, and seriously well-kept – it's the kind of place you move into and feel at

But here's the twist: there's scope to extend. Fancy a mega kitchen diner? Knock yourself out (subject to planning, of course). The generous private garden's practically inviting you to make your mark.

Inside? You've got a welcoming entrance hall, a living room, a separate dining room, a sun-soaked conservatory, and a good-sized kitchen that gets the job done. Plus – downstairs W.C (because you know that's on the checklist).

Upstairs brings four bedrooms (no box-room blues here) and a family bathroom. Outside, there's a big driveway, an integral garage, and that garden – private, peaceful, and full of possibility.

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Front Entrance

Into:

Hall

Staircase, radiator

W.C

W.C, hand wash basin

Living Room

16'0" x 11'8" (4.9 x 3.58)

Double glazed windows, radiator, power points, fireplace

Dining Room

78'4" × 9'0" (23.9 × 2.76)

Double glazed patio doors into the conservatory, radiator, power points

Kitchen

20'0" x 9'0" (6.12 x 2.76)

Wall and base units, tiled floor, double glazed windows, inset sink, spaces for white goods, door into the garage, power points, radiator

Copnservatory

12'11" × 12'10" (3.94 × 3.92)

Overlooking the rear garden.

UPSTAIRS

Bedroom One

16'4" x 9'8" (5.00 x 2.95)

Double glazed windows, radiator, power points, wardrobes

Bedroom Two

11'9" x 10'11" (3.60 x 3.33)

Double glazed windows, radiator, power points, wardrobes

Bedroom Three

14'10" × 8'10" (4.54 × 2.71)

Double glazed windows, radiator, power points, wardrobes

Bedroom Four

8'9" x 7'8" (2.69 x 2.34)

Double glazed windows, radiator, power points

Bathroom

Comprising shower, bath, low level W.C, hand wash basin, double glazed window

EXTERNALLY

Front Aspect - Driveway, lawned, side gate access to the

Rear Aspect - Large PRIVATE rear garden with patio and lawn.

















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