



Total area: approx. 118.5 sq. metres (1276.0 sq. feet)  
For illustration purposes only - not to scale



## Oaklands Terrace, Heswall, Wirral CH61 6UT

£300,000

3 Bedroom 2 Reception 2 Bathroom

\*\*Three Bedroom Character Cottage - Show-Home Condition - Sought After Heswall Location\*\*

Wow, sometimes you can fall for a property just from standing outside - and this is true of this charming characterful cottage on Oaklands Terrace, a short walk from the CENTRE OF HESWALL, and a stones throw from Heswall Primary.

This postcard-perfect cottage has bags of kerb-appeal! From the stone mullioned windows, the carefully cultivated Wisteria to the front and then the colorful front door - all before you get inside!

Then you are greeted by a light and airy porch with stylish tiled floor, leading to the hallway. With a modern and stylish integrated kitchen to your right, you then step into a large dining room with oak floors (through most of downstairs in fact!), you then step into a separate lounge overlooking the garden - this room is flooded with light with skylights. The ground floor also offers a handy utility, and a fabulous shower-room and w.c.

The first floor spoils you with two DOUBLE bedrooms and a further luxurious bathroom! Finally the second floor presents you with a third large double bedroom!

It is rare to get three DOUBLE bedrooms, TWO bathrooms AND TWO reception rooms so close to the centre of Heswall at this price range! There is available parking ON STREET outside the



Front Entrance

Into;

Porch

Tiled floor, glazed door into;

Hall

Oak flooring, opens to;

Kitchen

Wall and base units, inset sink, wooden worktops, integrated appliances including dishwasher, two ovens, hob, fridge and freezer, tiled floor, radiator

Dining Room

Oak flooring, radiator, power points, double glazed patio doors to the garden, staircase

Utility

Space and plumbing for washing machine and dryer, door to;

Shower-Room

Modern wet-room style shower-room comprising shower, low level w.c, wash hand basin, tiled floor, towel rail

Lounge

Skylights, double glazed door to garden, radiator, power points, TV point

FIRST FLOOR

Bedroom

Large double bedroom with double glazed window, radiator, power points, fitted wardrobes

Bedroom

Double glazed window, radiator, power points

Bathroom

Comprising bath, low level w.c, wash hand basin, towel rail, tiled floor

SECOND FLOOR

Bedroom

Double glazed window, radiator, power points, eaves storage, walk-in wardrobe

EXTERNALLY

Externally there is a good sized, PRIVATE, and sunny aspect rear courtyard and patio garden. Perfect for BBQ's, late afternoon G&T's or just catching some rays! Call Hewitt Adams on 0151 342 8200 to view this brilliant home.

