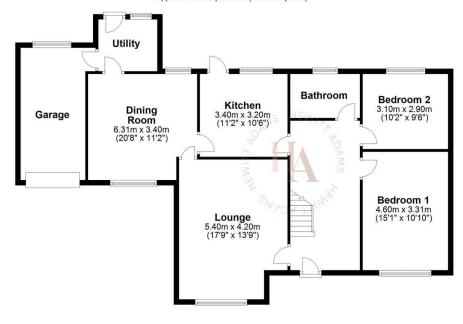
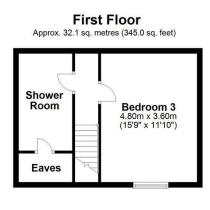






#### **Ground Floor**





Total area: approx. 147.1 sq. metres (1583.0 sq. feet) For illustration purposes only - not to scale



# Gulls Way, Heswall, Wirral CH60 9JQ

Offers Over £550,000









 ${}^{**} \textbf{Detached Dormer Bungalow - Extended - Estuary Views - Backs Onto Wirral Way - South Facing} \\ {}^{**} \textbf{Detached Dormer Bungalow - Extended - Estuary Views - Backs Onto Wirral Way - South Facing} \\ {}^{**} \textbf{Detached Dormer Bungalow - Extended - Estuary Views - Backs Onto Wirral Way - South Facing} \\ {}^{**} \textbf{Detached Dormer Bungalow - Extended - Estuary Views - Backs Onto Wirral Way - South Facing} \\ {}^{**} \textbf{Detached Dormer Bungalow - Extended - Estuary Views - Backs Onto Wirral Way - South Facing} \\ {}^{**} \textbf{Detached Dormer Bungalow - Extended - Estuary Views - Backs Onto Wirral Way - South Facing} \\ {}^{**} \textbf{Detached Dormer Bungalow - Extended - Estuary Views - Backs Onto Wirral Way - South Facing} \\ {}^{**} \textbf{Detached Dormer Bungalow - Extended - Estuary Views - Backs Onto Wirral Way - South Facing} \\ {}^{**} \textbf{Detached Dormer Bungalow - Extended - Estuary Views - Backs Onto Wirral Way - South Facing} \\ {}^{**} \textbf{Detached Dormer Bungalow - Extended - Estuary Views - Backs Onto Wirral Way - South Facing} \\ {}^{**} \textbf{Detached Dormer Bungalow - Extended - Estuary Views - Backs Onto Wirral Way - South Facing} \\ {}^{**} \textbf{Detached Dormer Bungalow - Extended - Estuary Views - Backs Onto Wirral Way - South Facing} \\ {}^{**} \textbf{Detached Dormer Bungalow - Extended - Estuary Views - Backs Onto Wirral Way - South Facing} \\ {}^{**} \textbf{Detached Dormer Bungalow - Extended - Estuary Views - Backs Onto Wirral Way - Back$ 

Hewitt Adams is delighted to offer to the market this DETACHED three bedroom DORMER BUNGALOW that has benefitted from many improvements over the years, including an EXTENSION.

The bungalow sits on the side of Gulls Way that BACKS ONTO THE WIRRAL WAY and also enjoys stunning ESTUARY VIEWS to the rear from upstairs.

Also being on the right side of the road to enjoy a SOUTHERLY FACING sunny garden!

In brief the accommodation affords: entrance hall, lounge, dining room, sitting room, kitchen, utility, two ground-floor bedrooms, bathroom. Upstairs there is a further double bedroom and a showerroom that serves as an en-suite to the upstairs bedroom

With off-road driveway parking, a good sized garage and to the rear is a LANDSCAPED sunny garden that is SOUTHERLY FACING and very private - backing onto the Wirral Way.

\*Offering plenty of scope to extend / develop the property further, as many on the road have done before, and given the aspect and views to the rear - this is a great opportunity. - STPP\*

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# **Front Entrance**

Into:

#### Hall

Staircase to first floor, radiator, power points

#### Lounge

17'8" x 13'9" (5.4 x 4.2)

Double glazed window, radiator, power points, fireplace

# Dining Room

20'8" × 11'1" (6.3 × 3.4)

Double glazed sliding door to garden, radiator, power points, double glazed window, door into utility

#### Kitchen

#### 10'5" x 12'5" (3.2 x 3.8)

Fitted kitchen with wall and base units, inset sink, integrated oven and hob, integrated dishwasher, integrated fridge freezer, double glazed window, rear door

#### Utility

# 5'6" x 8'10" (1.7 x 2.7)

Wall and base units, door to garden, door into garage, space and plumbing for washing machine, double glazed window

### Bedroom One

10'9" x 15'1" (3.3 x 4.6)

Double glazed window, radiator, power points, fitted wardrobes

# **Bedroom Two**

9'6" x 10'2" (2.9 x 3.1)

Double glazed window, radiator, power points

#### Bathroom

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

# **UPSTAIRS**

#### **Bedroom Three**

15'8" x 11'9" (4.8 x 3.6)

Double glazed window, radiator, power points

# Shower-Room

Shower-room, low level W.C, hand wash basin, Velux style window

#### **EXTERNALLY**

Front aspect - Attractive front garden, driveway, and garage access

Rear Aspect - SOUTH FACING rear garden with large deck, lawned garden, established flowerbeds, garden shed.

# Garage

17'4" × 10'2" (5.3 × 3.1)

Up and Over door to front, also accessible from the utility

















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