



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

3 Bedroom 2 Reception 2 Bathroom

****Detached Dormer Bungalow - Extended - Estuary Views - Backs Onto Wirral Way - South Facing****

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 shower-room 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

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" x 11'1" (6.3 x 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" x 10'2" (5.3 x 3.1)

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

