



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.



East O' Hills Close, Heswall, Merseyside CH60 5SZ  
Offers Over £285,000

3 Bedroom 1 Reception 2 Bathroom C

\*\*\* Stunning Town House In Heswall - Close To The Centre Of Town - Ideal First Time Buy - No Chain\*\*

Hewitt Adams is delighted to offer to for sale this well presented Three Bedroom Town House on East O Hills, a QUIET CUL-DE-SAC which is just a few minutes walk to the centre of Heswall. Located within the HIGHLY SOUGHT AFTER CH60 postcode! Sold as a FREEHOLD property.

These modern and stylish homes are INCREDIBLY SPACIOUS and this particular property comes to the market in EXCELLENT CONDITION having just been RE-DECORATED, and with the BOILER and EN-SUITE both being less than a year old!

In brief the ground floor of the property consists of: Entrance Hallway, Integral Garage, WC, Utility and Bedroom. The first floor has a generous Lounge and Kitchen. The second floor has a Bathroom and Two Bedrooms. The Master Bedroom has an En-Suite.

Externally there is a Driveway for two cars and a Westerly Facing rear Garden.

The location is very convenient for ACCESS TO AMENITIES like all the restaurants, bars and coffee shops Heswall has to offer, and is a short walk-able distance from Heswall Primary.



Entrance

Door to the Hallway.

Ground Floor Hallway

Radiator, staircase to the first floor accommodation with a storage cupboard beneath.

WC

WC, wash basin with tap, radiator, extractor fan.

Utility Room

Base units with an inset sink and drainer with a mixer tap, tiled splash back, wall mounted boiler, spot lights, tiled floor, space for a free standing drier and washing machine

Bedroom 3

11'04x8'06 (max) (3.45mx2.59m (max))

Window to the rear elevation, radiator.

First Floor Landing

Lounge

14'09x11'11 (4.50mx3.63m)

Two windows to the rear elevation, radiator, electric fire.

Kitchen

14'08x6'01 plus 8'11x8'07 (4.47mx1.85m plus 2.72mx2.62m)

An L shaped room comprising of: Wall and base units with worktops, inset sink and drainer with mixer tap, tiled splash back to the walls, tiled floor, radiator, spot lights, window to the front elevation. Integrated appliances include: Tall fridge/freezer, dishwasher, double electric oven, gas hob and extractor fan.

Second Floor Landing

Loft access, radiator.

Master Bedroom

12'09x11'09 (3.89mx3.58m)

Window to the rear elevation, radiator, fitted wardrobes.

En-Suite

Shower cubicle, WC, wash basin with taps, radiator, inset spot lights, extractor fan.

Bedroom 2

8'07x8'02 plus 6'04x4'10 (2.62mx2.49m plus 1.93mx1.47m)

Window to the front elevation, radiator, fitted wardrobes.

Bathroom

Panel bath with taps, WC, wash basin with taps, partially tiled walls, radiator, inset spot lights and extractor fan.

Externally - Front Elevation

Driveway for two cars, laid to lawn section.

Externally - Rear Elevation

Westerly Facing! Mainly laid to lawn with a paved patio area and pathway, fenced boundaries.

Integral Garage

Up and over front, access from the ground floor Hallway.

