



Low Wood Grove, Wirral, CH61 1AN

£600,000

3 Bedroom 2 Reception 2 Bathroom

****Full of Character - Detached Family Home - Stunning Rear Aspect onto Woodland - Large Plot****

Hewitt Adams is delighted to offer to the market 'Woodhollow' - this charming and larger than typical DETACHED three double bedroom family home located on the sought after Low Wood Grove in Barnston. This fantastic family property sits in a wonderfully generous plot and actually owns a sizeable chunk of the ancient Woodland behind, down to the stream.

This rear aspect of the property is a HUGE SELLING FEATURE as it makes for a truly unique outlook and it's the perfect home for families with children or pets. Located just off Barnston Road, Low Wood Grove is a convenient yet 'rural-feeling' location just minutes away in the car from the likes of Heswall, Pensby and Irby, and with the catchment area for the highly acclaimed Barnston Primary School.

This light and welcoming property has clearly been a well-loved home and in brief the accommodation affords: entrance hallway, lounge and dining room, spacious breakfast kitchen opening into breakfast/dining area overlooking the rear garden, utility / w.c. Upstairs there are three generous DOUBLE bedrooms and a bathroom and separate W.C. The property also boasts a really generous basement area that has previously been used as a children's hobby room / play area, or is ideal for storage.

Whilst already a large home - there is enormous scope to extend the property into the loft, to the sides or to the rear. *Subject to planning.

Front Entrance

Into:

Hallway

Staircase to first floor, double glazed ladder window to front elevation, large cloakroom and shoe cupboard

Lounge & Dining Room

12'10" x 25'0" (3.93 x 7.64)

A large lounge and dining room. With glazed Bay windows to front aspect, patio style doors to rear overlooking the beautiful gardens and woodlands beyond, mahogany boat deck flooring, power points, radiator, door into garage, TV point, gas fire

Breakfast Kitchen

13'1" x 19'7" (max) (4.01 x 5.98 (max))

Spacious kitchen opening into breakfast/dining area - Fitted wall and base units with wooden counter tops, central breakfast island, inset double sink, integrated dishwasher, integrated fridge and freezer, integrated bin store, integrated oven with gas hob, corner window seat with space for a breakfast table, double glazed bay window with a view out over the rear garden and down into the Woodlands area, door to side access

Utility / W.C.

7'10" x 5'0" (2.39 x 1.54)

Wall and base units, inset sink, w.c, space and plumbing for washing machine, space for tumble dryer, boiler

UPSTAIRS

Galleried Landing

Long L-shaped landing with mahogany boat deck flooring underneath the carpet, feature Ladder style window flooding the space with natural light, storage cupboard

Bedroom 1

12'11" x 12'5" (3.94 x 3.81)

Bay window to front elevation, radiator, power points

Bedroom 2

12'9" x 11'6" (3.89 x 3.53)

Double glazed window to rear aspect with a wonderful

view across the rear garden to the Woodlands, radiator, power points

Bedroom 3

12'4" x 10'5" (3.76 x 3.20)

Double glazed window to rear aspect with a view across the garden and to the Woods, radiator, power points, loft access

Bathroom

Fully tiled bathroom comprising panel bath with shower above, wash hand basin, double glazed window to front aspect, radiator

W.C

W.C, window to rear aspect

Basement

Two large storage rooms underneath the house and accessed from a door in the rear garden. With power and lighting.

Garage

10'2" x 18'4" (3.12 x 5.59)

Up & Over door to front, power and lighting, plumbing for washing machine, double glazed window, door into the main house

EXTERNALLY

Front Aspect

Driveway leading to the garage, side access to the rear garden, high hedgerow and fruit trees providing complete privacy from the road.

Rear Aspect

A large landscaped rear garden which is full of wildlife, with large lawn, completely private to the rear and with access to the Woodland area behind. A perfect garden and setting for families with children and pets. This rear garden really is an enchanting aspect of this home. The property also owns a fantastic and sizable chunk of the Woodland behind right up to the stream.

