



Pine View Drive, Heswall, Wirral CH61 6UH  
Offers In The Region Of £315,000

3 Bedroom 2 Reception 1 Bathroom D

**\*\*Three Bedroom Extended Semi - Sought After Heswall Road - Southerly Facing Garden - Must View\*\***

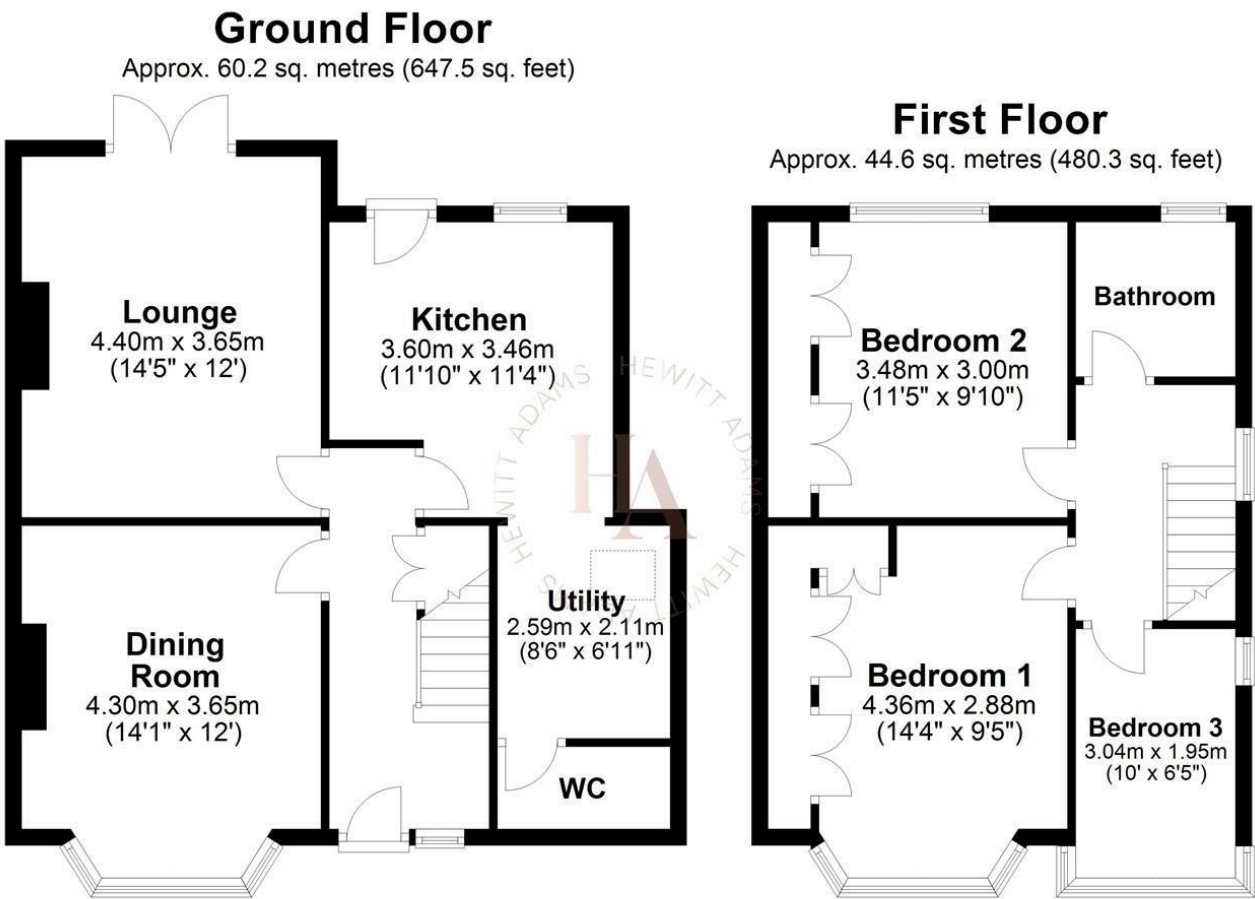
Hewitt Adams is delighted to offer to the market this IMMACULATELY PRESENTED three bedroom semi on the SOUGHT AFTER Pine View Drive in Heswall. The property has been EXTENDED to offer a LARGER KITCHEN with a utility and a W.C.

A perfect first time buy or starter family home, this property is sure to attract great interest!

In brief the accommodation affords; entrance hall, dining room / lounge, living room, extended kitchen, utility and w.c. Upstairs there are three bedrooms and a bathroom.

With off-road DRIVEWAY parking and a good-sized and LANDSCAPED rear garden that has the benefit of being SOUTHERLY FACING!

Call Hewitt Adams on 0151 342 8200 to view this fantastic starter home or first time buy.



Total area: approx. 104.8 sq. metres (1127.8 sq. feet)  
For illustration purposes only - not to scale



Front Entrance

Into:

Hall

Parquet flooring, radiator, power point, double glazed window, stairs to first floor

Dining Room

11'11" x 14'1" (3.65 x 4.30)

Parquet flooring, double glazed bay window, radiator, power point, gas fire

Lounge

11'11" x 14'5" (3.65 x 4.40)

Parquet flooring, double glazed window and patio doors to rear, radiator, power point, gas fire

Kitchen

11'4" x 11'9" (3.46 x 3.60)

Base units with wooden counter tops and breakfast bar, inset sink, integral Chefmaster range cooker, integral dishwasher, space for American style fridge freezer, double glazed window and door to rear, opens to:

Utility

6'11" x 8'5" (2.11 x 2.59)

Wall and base units, space and plumbing for washing machine and tumble dryer, velux window, radiator

W.C

6'11" x 2'10" (2.11 x 0.88)

W.C, wash hand basin

First Floor

Bedroom One

9'5" x 14'3" (2.88 x 4.36)

Double glazed bay window, radiator, power point, integral wardrobes

Bedroom Two

9'10" x 11'5" (3.00 x 3.48)

Double glazed window, radiator, power point, integral wardrobes

Bedroom Three

6'4" x 9'11" (1.95 x 3.04)

Double glazed window, radiator, power point

Bathroom

6'2" x 9'11" (1.88 x 3.04)

Comprising shower over bath, wash hand basin vanity with w.c, towel rail, tiled walls, double glazed window

Externally

With driveway parking to the front and a sunny aspect rear garden with block paved patio, garden shed and generous lawned area.

