



The Ridgeway, Heswall, Wirral CH60 8NB

- Imposing and Substantial Three Double Bedroom Detached Family Residence
- Benefitting from Being Offered to the Sales Market with No Onward Chain
- Set on one of Heswall's Most Desirable Roads within a Short Walk of Heswall Centre
- Spacious and Versatile Living Space Flooded with Natural Light
- Entrance Hallway, Cloakroom, Two Large Reception Rooms, Sun Room, Kitchen Diner and Utility
- Three Sizeable Double Bedrooms, En Suite Shower Room and Family Bathroom
- Set Back from the Road with In & Out Driveway, Garage and Ample Parking
- Generously Sized and Private Wrap Around Gardens Perfect for Entertaining or Relaxing



£675,000















Description

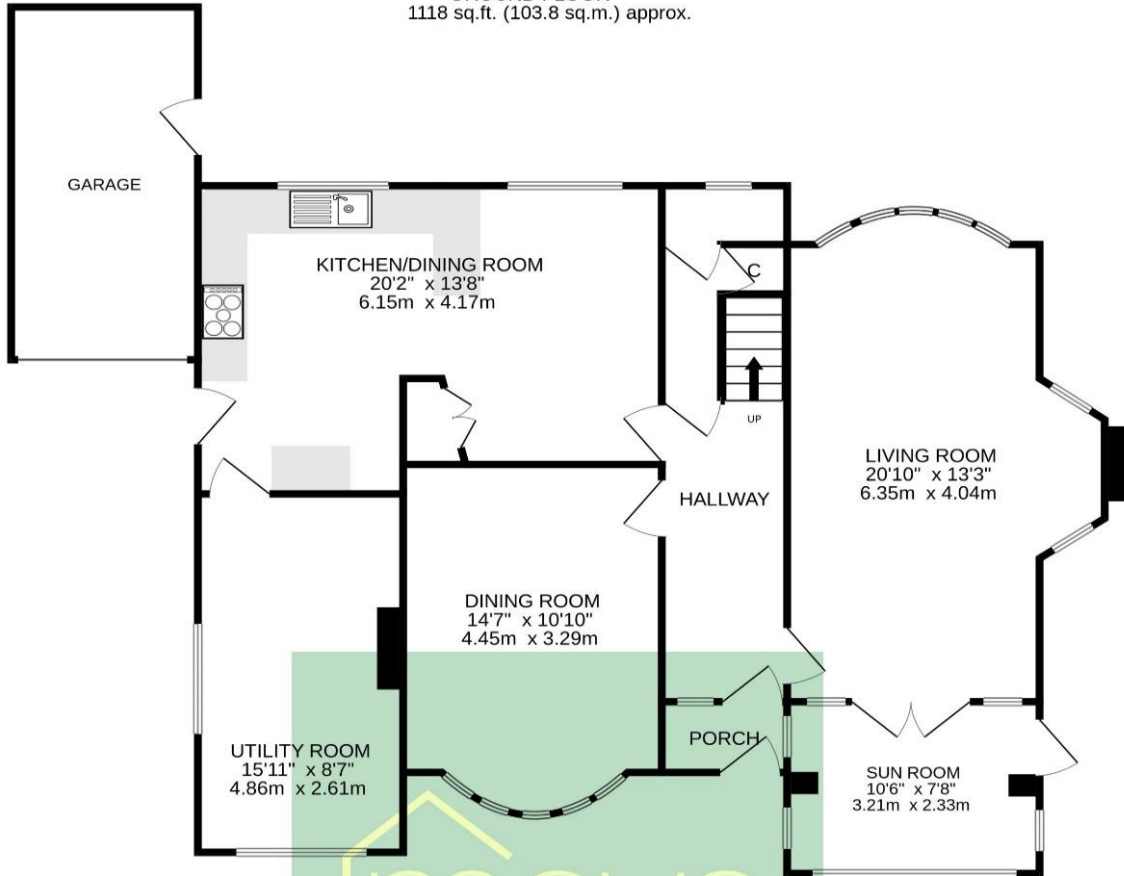
Located on one of Heswall's most prestigious roads, this substantial three bedroom detached family residence is set back from the road with an In & Out drive, garage and off road parking. Internally this superb property offers spacious and well planned family living accommodation with excellent potential to renovate and extend, subject to planning permission. (Planning permission has previously been granted for a master suite comprising bedroom, balcony, dressing room and bathroom. Plans can be made available upon request).

In brief there is a porch and hallway with cloakroom and W.C off. To the right of the hall is a generous sized lounge with bay windows and a feature fireplace. Original glazed doors open to a sun room with delightful outlook over the front garden. Left of the hallway is a large dining room with bay window, which has also served as a family room and playroom over the years. To the rear is a well fitted open plan kitchen/dining area with sizeable utility room off. Upstairs there are three large bedrooms. The current master bedroom was previously two bedrooms. These have been merged to create a larger master bedroom, which could easily be returned to two bedrooms with installation of a partition wall. Bedroom two offers fitted wardrobes and an ensuite shower room. The first floor is completed by a further double bedroom and family bathroom.

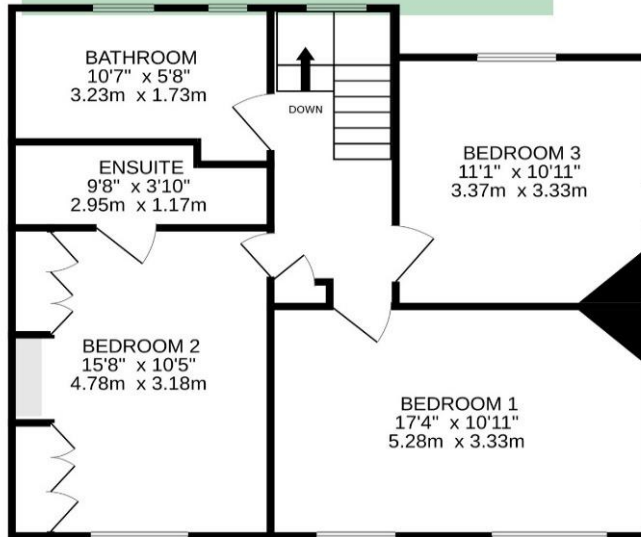
Externally, there is a wrap around garden with lawned and patio areas, mature shrubs and hedged boundary offering a high degree of privacy. The property is located on a quiet crescent in a highly desirable area of Heswall and only a short walk from the town centre.

Heswall is a bustling town with local boutique shops, cafes and beauty salons. There are a wealth of schools and recreational facilities close by including Heswall Football Club, Gayton Playing Fields and Heswall Squash Club. An established network of roads including the M53 and M56 motorways afford commuting links throughout Wirral, Chester and Liverpool.

GROUND FLOOR
1118 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1711 sq.ft. (159.0 sq.m.) approx.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.