



## Downham Road South, Heswall, Wirral CH60 5SE

- Extensive Plot with Spacious Three Bedroom Detached Bungalow
- Located in the Highly Sought After Residential Area of Heswall
- Three Good Sized Bedrooms and Modern Shower Room
- Ample Off Road Parking and a Detached Garage for Storage
- Excellent Potential to Extend or Develop Further Dwelling (STPP)
- Porch, Hallway, Sizeable Lounge, Kitchen Diner and Utility Room
- Further Lounge, Kitchen/Study and Shower Room - Potential Annexe
- Close to Amenities and Transport Links - Viewing Essential



£475,000





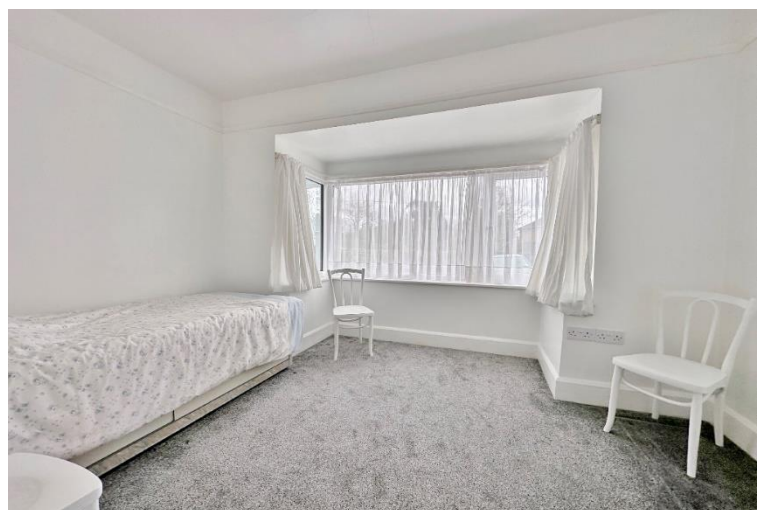






























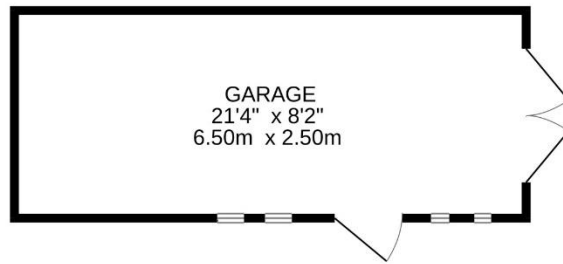
## **Description**

Occupying an extensive plot in the prime location of Heswall, offering exceptional potential to extend or develop a further dwelling (subject to obtaining the relevant consents) or you can of course enjoy this home and the beautiful gardens as they stand. Appointed with a fresh and neutral décor the property is ready to move into and put your own stamp on, a closer inspection is essential to fully appreciate this superb home and plot in full.

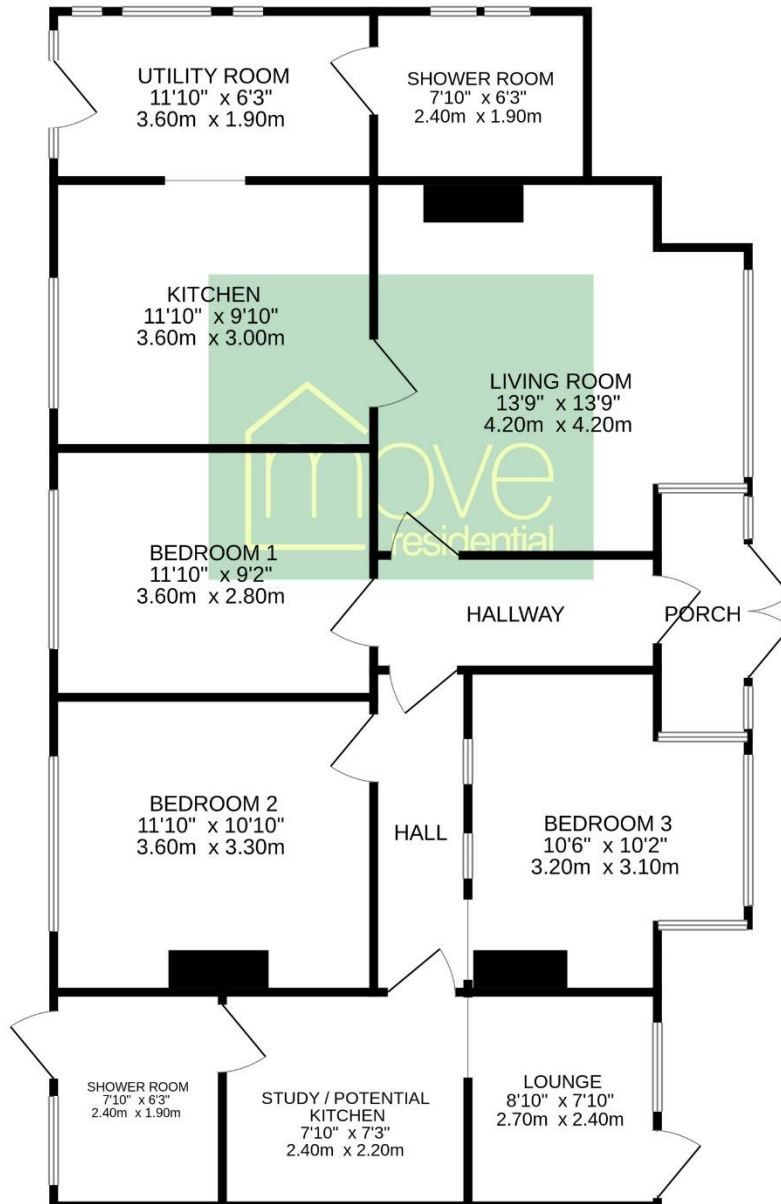
Set back from the road with ample off road parking and detached garage used for storage. Internally the property comprises a porch, hallway, spacious living room and a well fitted kitchen, utility room and shower room. To the left of the property you have three sizeable bedrooms. Completing this impressive accommodation you have what could function as an annexe or as additional rooms to the main house. You have a lounge with external door, kitchen and large shower room.

To the rear of the property you have a substantial garden, landscaped with gravelled patio areas, lawn and mature borders of trees and shrubs. The property is set a short walk from Heswall Centre, a town with its own unique charm, bustling with local boutique shops, cafes and beauty salons. Boasting a wealth of schools for all ages, there are superb recreational facilities close by including Heswall Football Club, Golf, Tennis and Squash Club. An established network of roads including the M53 and M56 motorways afford commuting links throughout Wirral, Chester and Liverpool.





GROUND FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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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## Site Map



## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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.