



Sandham Grove, Heswall , Wirral CH60 1XW

- Spacious Four Bedroom Detached Dormer Bungalow
- Well Planned and Maintained Living Accommodation
- Three Ground Floor Bedrooms, Shower Room and W.C
- Ample Off Road Parking and Two Detached Garages
- Generous Sized Plot in the Prime Location of Heswall
- Hallway, Lounge, Dining room and a Fitted Kitchen
- First Floor Fourth Bedroom and a Further Loft Room
- Lovely Wrap Around Gardens with a Southerly Aspect



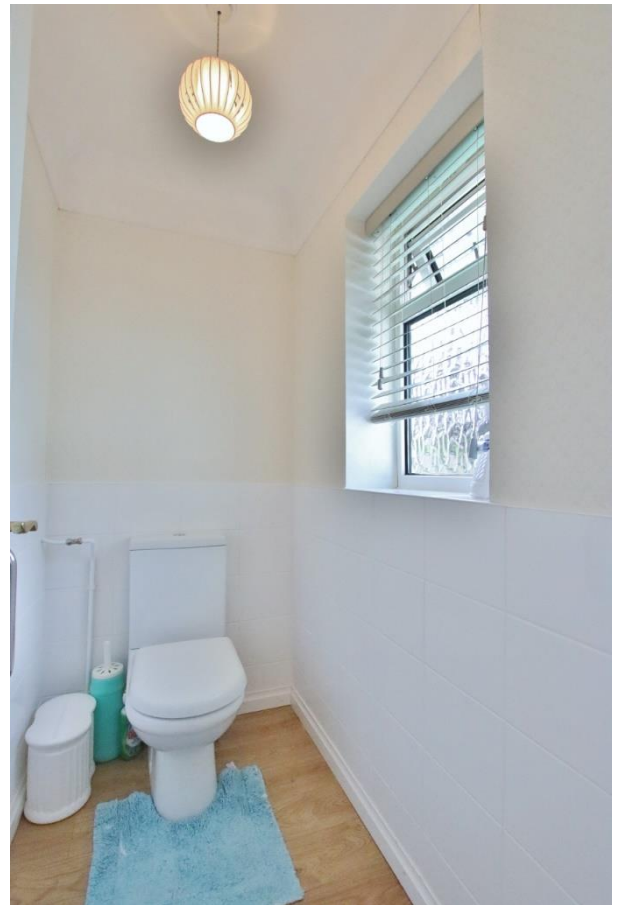
Offers in Excess of £450,000



















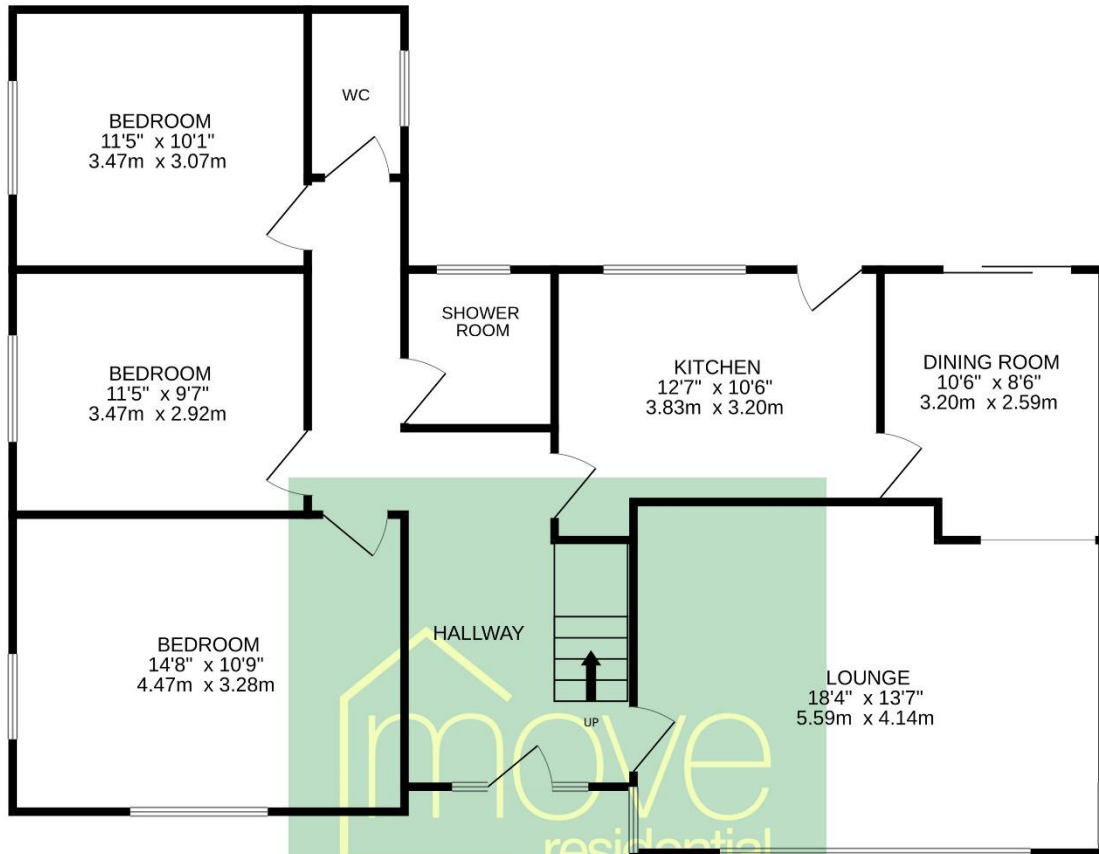
Description

Occupying a generous sized plot in the prime location of Heswall with lovely wrap around south facing gardens, sits this impressive four bedroom detached dormer bungalow. Offering spacious and well planned living accommodation, well maintained with a neutral décor this home must be viewed to be appreciated in full.

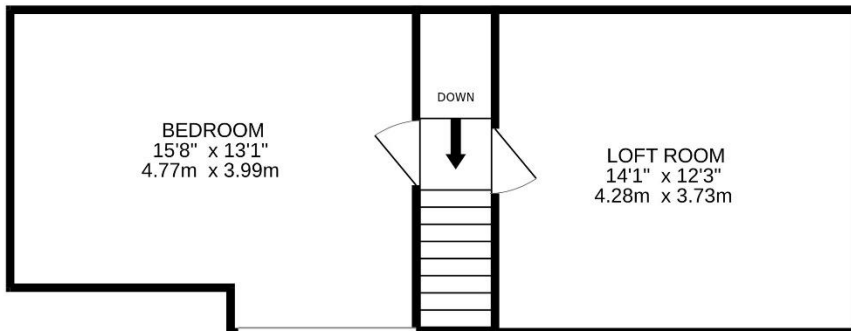
In brief you have a welcoming hallway, generous sized lounge, dining room and a fitted kitchen. Three well proportioned bedrooms, shower room and a separate W.C. To the first floor you have a fourth bedroom and loft room. Further benefiting from ample off road parking and two large detached garages. The size of the plot gives excellent potential for development (subject to obtaining the relevant consents).

The property is set a short distance from Heswall Centre, a town with its own unique charm, bustling with local boutique shops, cafes, beauty salons and post office. There are superb recreational facilities close by including Heswall Football Club, Golf, Tennis and Squash Club. Boasting a wealth of schools for all ages including Barnston Primary and Wirral Grammar schools. An established network of roads including the M53 and M56 motorways afford commuting links throughout Wirral, Chester and Liverpool along with Heswall train station.

GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 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		80 C
55-68	D	63 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.