



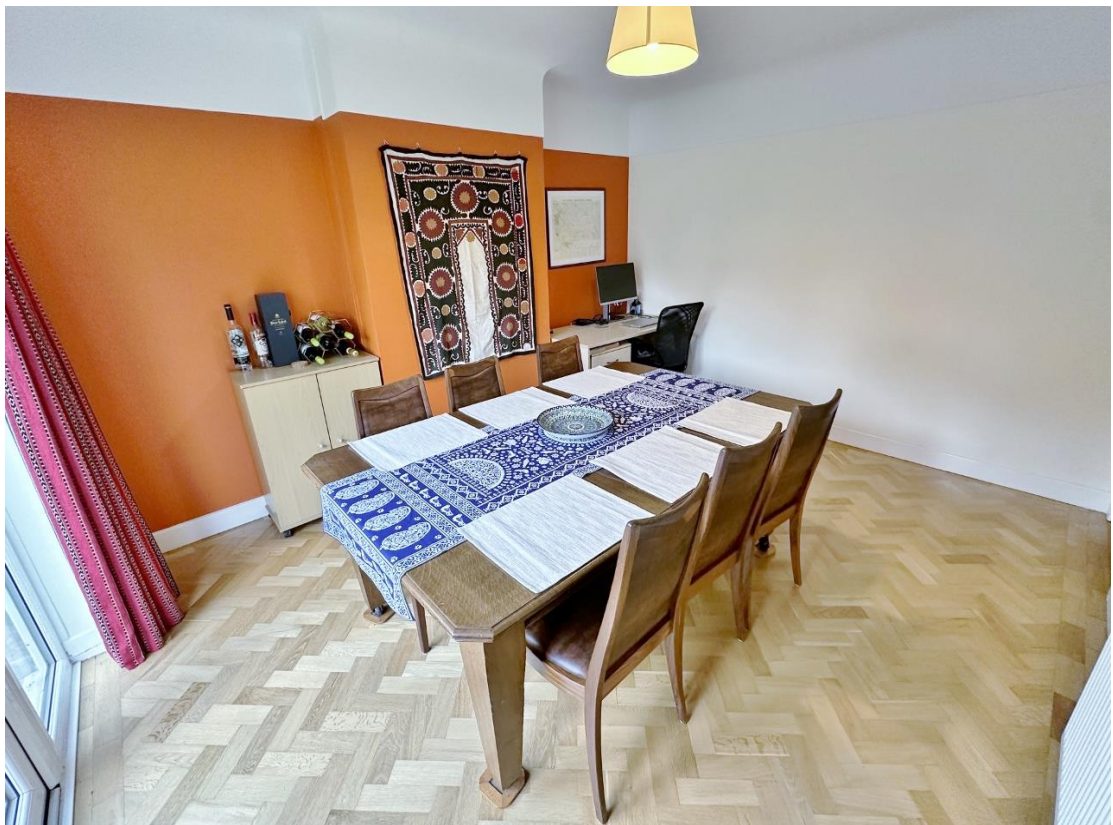
Speedwell Drive, Heswall, Wirral, CH60 2SY

- Extended and Updated Three Bedroom Semi Detached Home
- Hallway, Three Reception Rooms, Kitchen, Utility and W.C
- Set Back From the Road with Ample Parking and Front Lawn
- Prime Heswall Location Close to Amenities and Transport Links
- Well Appointed and Presented Family Living Accommodation
- Two Double Bedrooms, Third Bedroom and Family Bathroom
- Generous Enclosed Rear Garden with Patio and Lawned Areas
- Catchment Area for Excellent Schools - Viewing Strongly Advised



£415,000 - Freehold







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Description

Move Residential are delighted to showcase this extended three bedroom semi detached family residence occupying a generous sized plot in the prime location of Heswall. Offering superb family living accommodation spanning over 1400 square foot all appointed with a fresh and neutral décor.

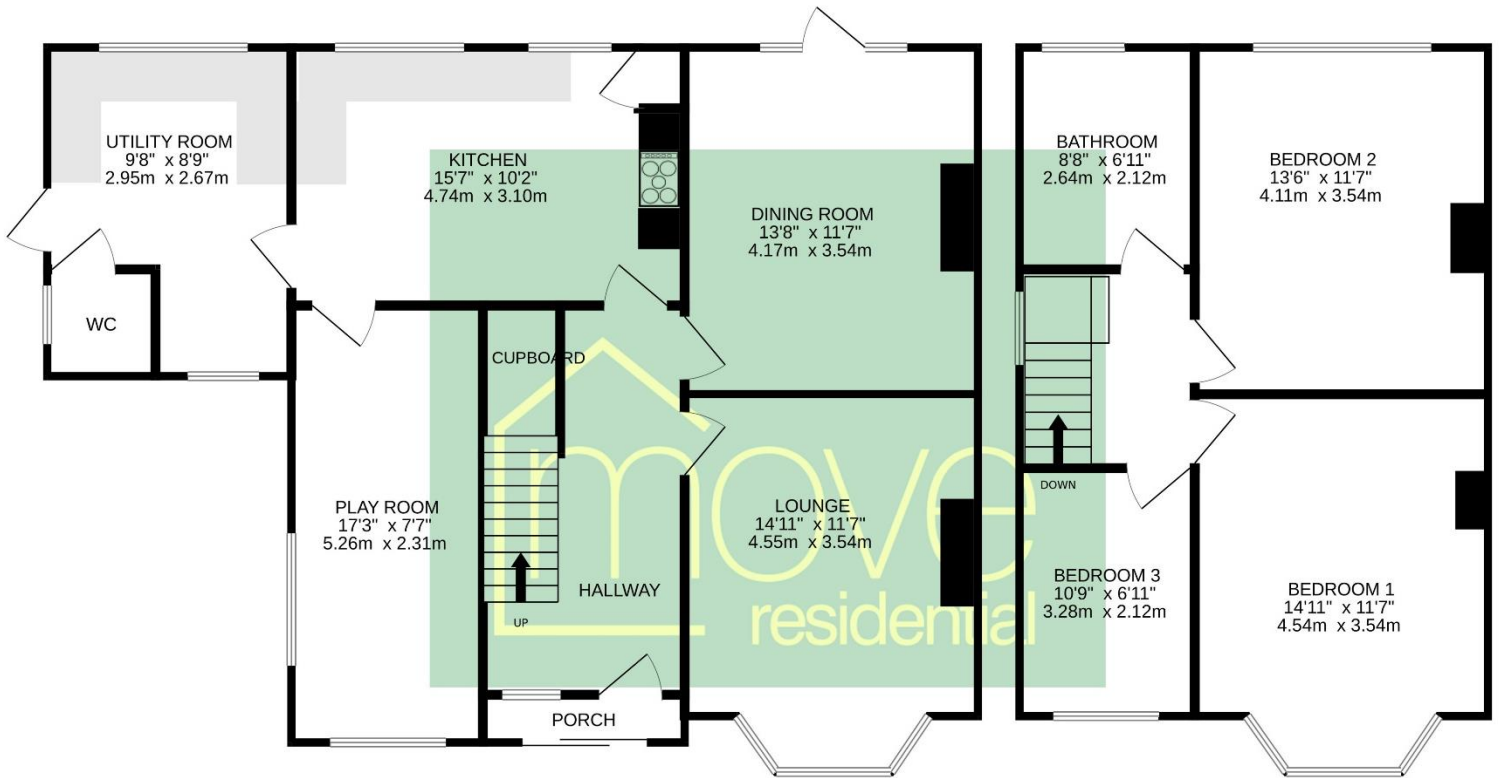
In brief you have a welcoming hallway, three sizeable reception rooms which include a bay fronted lounge with feature fireplace, rear dining room with door to the delightful rear garden and a large play room. Well fitted breakfast kitchen and a utility room with W.C complete the ground floor. To the first floor you have two double bedrooms, good sized third bedroom and a modern three piece bathroom suite. Set back from the road with ample off road parking and front lawn. To the rear you have a generous garden, mainly laid to lawn with patio areas and mature hedged boundary providing privacy.

An enviable location nestled in the prestigious area of Heswall. With excellent local amenities, thriving community spirit and easy access throughout Wirral, Chester and Liverpool. Heswall is 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, Tennis and Squash Club.

Floor Plan

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1437sq.ft. (133.5 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 | | 83 B |
| 69-80 | C | 69 C | |
| 55-68 | 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.