

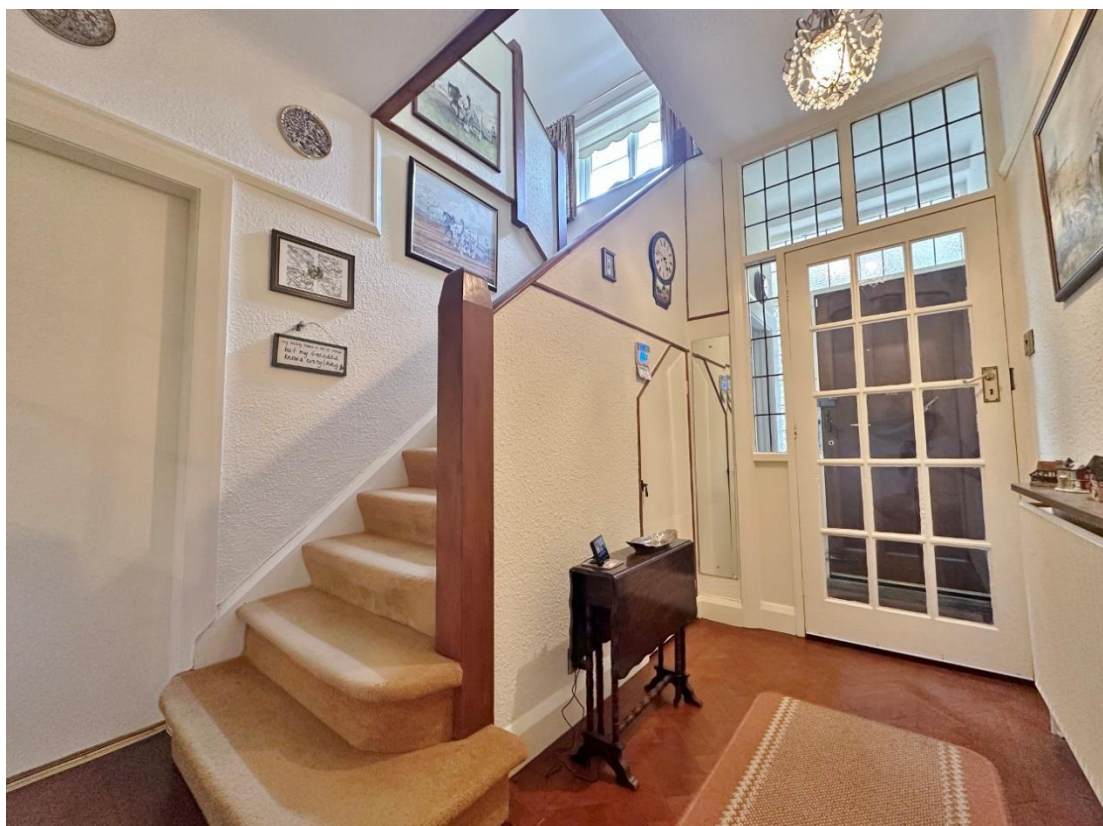


Kingsway, Heswall, Wirral CH60 3SW

- Spacious Double Fronted Three Bedroom Detached Residence
- Offered to the Sales Market with No Ongoing Chain
- Hallway, Two Reception Rooms, Kitchen, Utility and Shower Room
- Large Enclosed Rear Garden Enjoying a Southerly Aspect
- Excellent Potential to Extend - Subject to Planning Permission
- Occupying a Generous Plot in the Prime Location of Heswall
- Spanning Over 1500 Square Feet of Living Accommodation
- Three Sizeable Bedrooms and Bathroom with Separate W.C
- Ample Off Road Parking Leading to a Detached Garage
- Close to Amenities, Transport Links and Excellent Schools

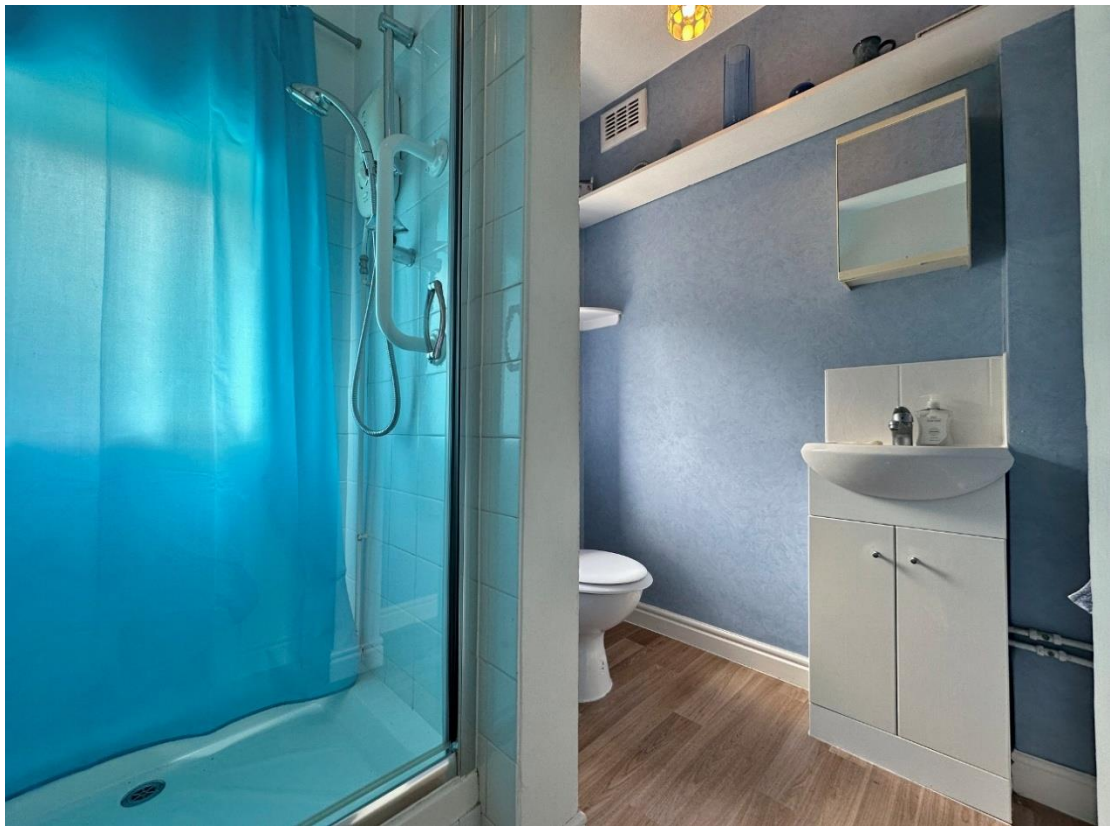


£650,000

















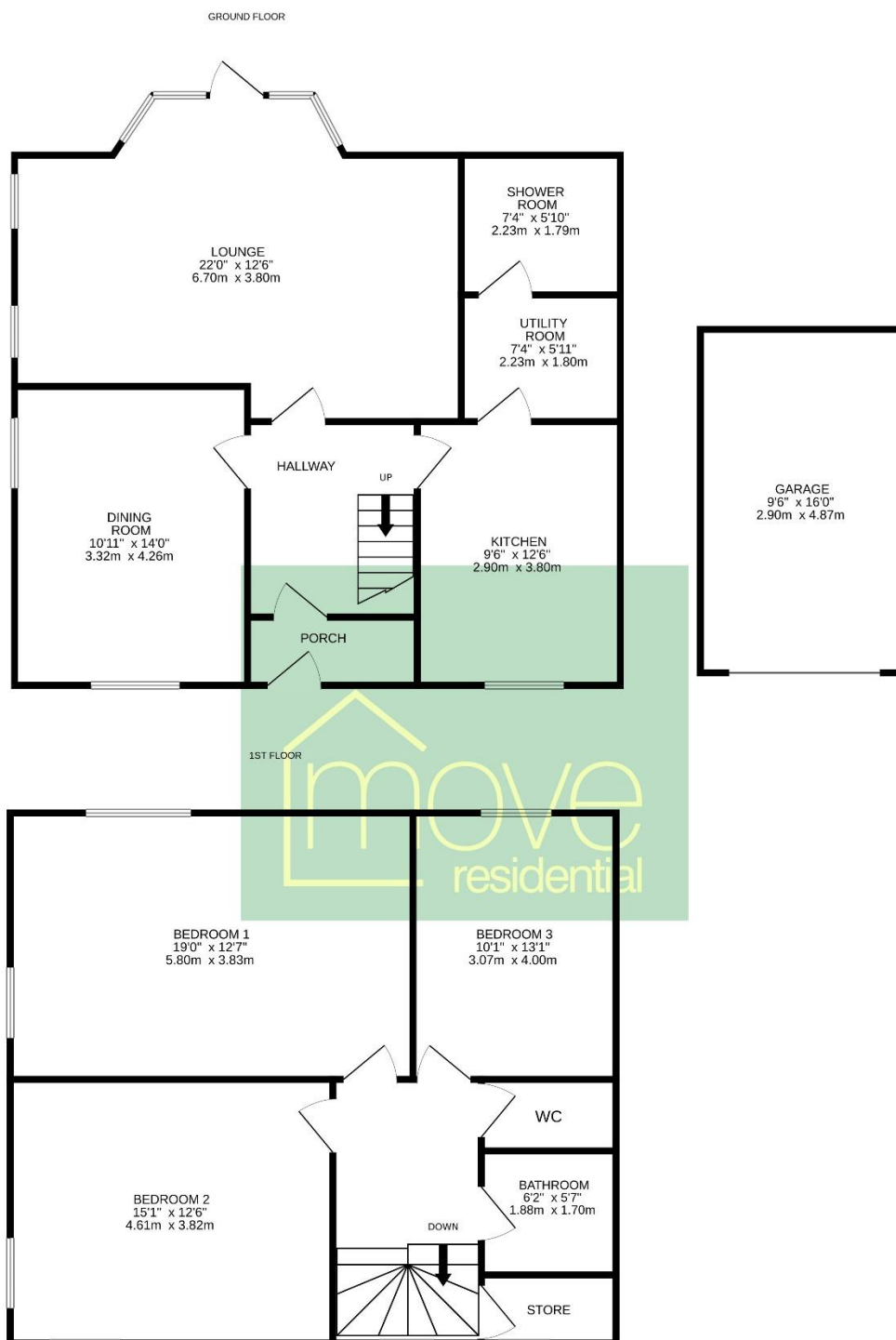


Description

A rare opportunity to purchase a well-maintained, detached three-bedroom home set on a spacious south facing plot in one of Gayton's most desirable residential streets, Kingsway. Tucked away on this peaceful, tree lined road, the property offers a wonderful setting for family living, with the added benefit of being within the catchment area for the highly regarded Gayton Primary School.

The home itself is well presented throughout and offers a practical and flexible layout. On the ground floor, there's a bright entrance porch leading to a central hallway, which connects to a generous lounge, separate dining room, functional kitchen, downstairs W.C and a shower room. Upstairs, there are three good sized double bedrooms, a family bathroom, an additional W.C all arranged off a spacious landing.

The outdoor space is a standout feature, the sunny rear garden is ideal for entertaining or for children and pets to enjoy, and the large driveway provides ample off street parking in addition to a detached garage. Thanks to the generous size of the plot, there is clear potential to extend the home to the side or rear (subject to the necessary planning consents), allowing buyers to put their own stamp on the property and create a forever home. This much loved family home is available with no onward chain and early viewing is highly advised to fully appreciate the potential on offer.



TOTAL FLOOR AREA : 1522sq.ft. (141.4 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	62 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.