

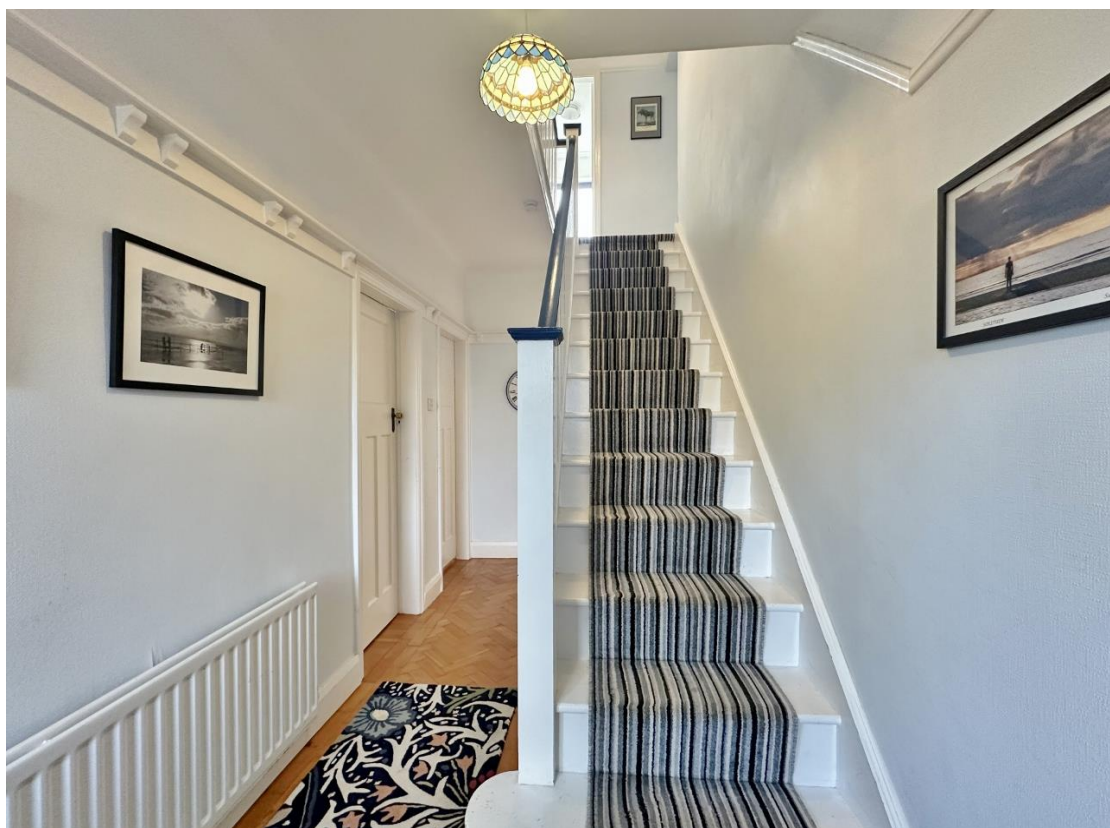


Hillfield Drive, Heswall, Wirral CH61 6UJ

- Impressive and Substantial Four Bedroom Semi Detached Residence
- Immaculately Presented Spanning Over 1300 Square Feet
- Four Well Proportioned Bedrooms, Shower Room and Bathroom
- Beautifully Landscaped Rear Garden with Large Shed
- Set Back From the Road and Occupying a Generous Sized Plot
- Hallway, Three Sizeable Reception Rooms, Kitchen Diner and Utility
- Ample Off Road Parking, Double Glazing and Central Heating
- Prime Location of Heswall - Viewing Strongly Recommended



Offers Over £400,000





















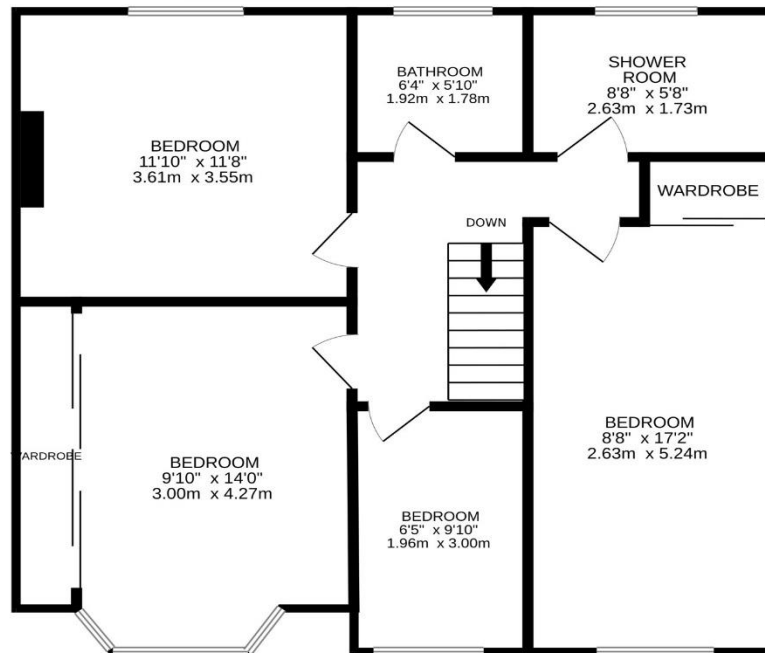
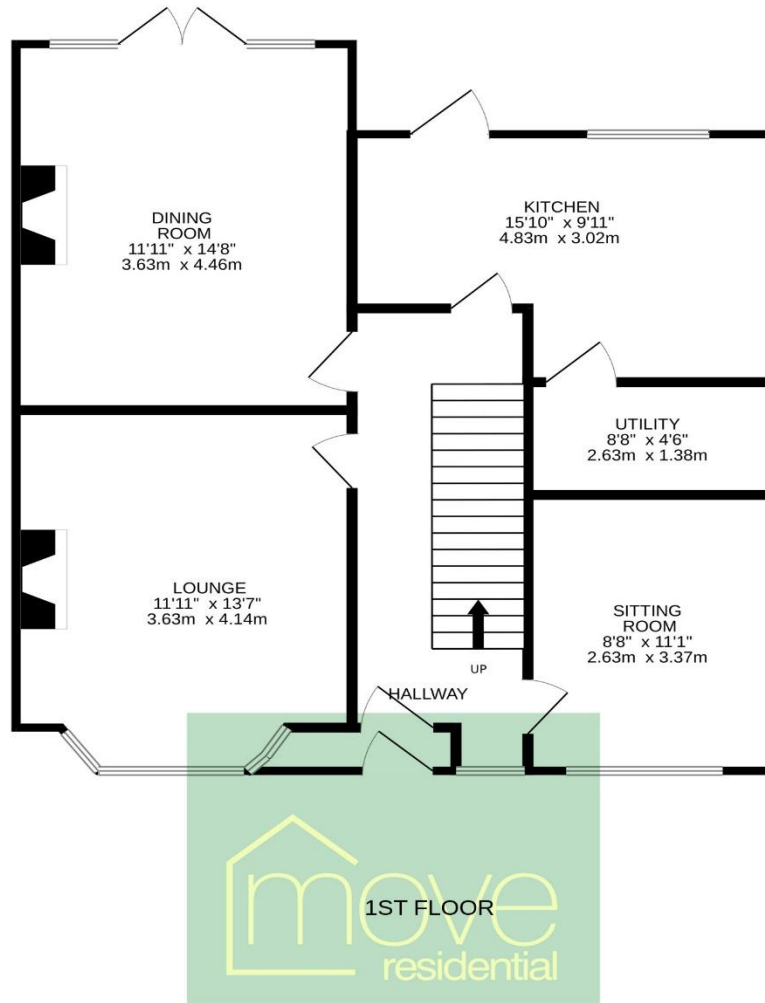








GROUND FLOOR



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 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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Description

Set back from the road on a generous plot in the highly sought after location of Heswall, this impressive and substantial four bedroom semi detached family home spans over 1300 square feet of beautifully presented living space. The property benefits from ample off road parking and is ideally placed for easy access to excellent transport links, a variety of local amenities, and highly regarded schools catering to all age groups.

Immaculately appointed throughout, the home boasts a light filled, neutral interior that enhances the sense of space and comfort. A welcoming hallway leads to a bay fronted reception room featuring a charming fireplace, perfect for cosy evenings. A second reception room to the rear also includes a feature fireplace and enjoys direct access to the delightful rear garden via patio doors. Completing the trio of versatile reception spaces is a front sitting room/snug, ideal for relaxing or as a quiet home office. At the heart of the home lies a spacious, well fitted kitchen diner, ideal for family meals and entertaining, with further doors opening to the garden. A practical utility room sits conveniently just off the kitchen offering additional storage. Upstairs, the first floor offers four well proportioned bedrooms, all thoughtfully arranged to suit a growing family or guests. A modern bathroom and a separate shower room add further flexibility and convenience to the layout.

The exterior of the property truly encapsulates its charm, the rear garden is beautifully landscaped with a sweeping lawn, well stocked borders, multiple patio areas for outdoor dining and relaxation, and a large garden shed for added storage. This is a rare opportunity to acquire a spacious and stylish family home in one of Heswall's prime residential areas, blending traditional features with modern living in a setting that caters effortlessly to family life.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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.