



Park Road, Heswall, Wirral CH60 2SL

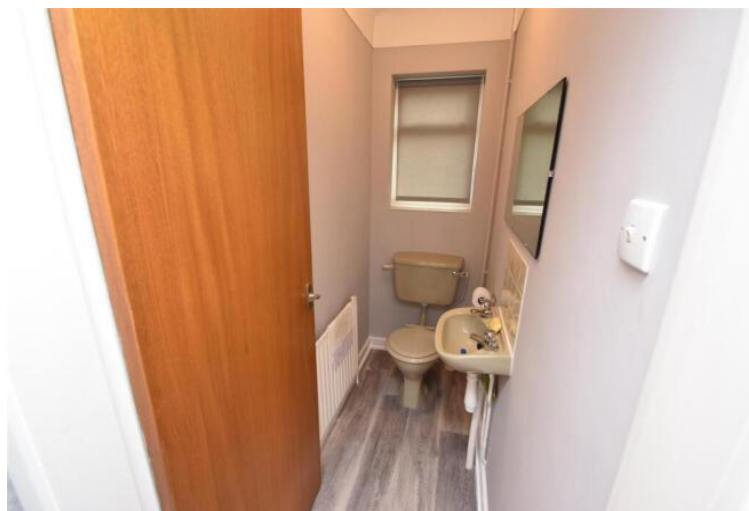
- Charming Three Bedroom Detached Dormer Style Property
- Offered to the Sales Market with No Ongoing Chain
- Hallway, W,C, and a Spacious 'L' Shaped Lounge Diner
- Two Spacious First Floor Bedrooms and Bathroom
- Positioned On a Large Plot with Excellent Potential
- Immaculately Presented and Updated Accommodation
- Large South Westerly Facing Landscaped Gardens
- Newly Fitted Kitchen and Further Reception/Bedroom
- Ample Off Road Parking and a Detached Garage
- Close to Amenities and Transport Links - Viewing Essential



£450,000 – No Onward Chain













Description

Move Residential are delighted to bring to market the impressive three bedroom detached dormer style property occupying a generous plot on the highly sought after Park Road in Heswall. This desirable address is renowned for its tree lined setting, close proximity to Heswall town centre, and attractive selection of family homes. The property is offered with no onward chain and has been recently refreshed with new carpets, a modern fitted kitchen, and a newly installed combination boiler, ensuring it is immediately ready for occupation while still offering scope to remodel and extend (subject to planning).

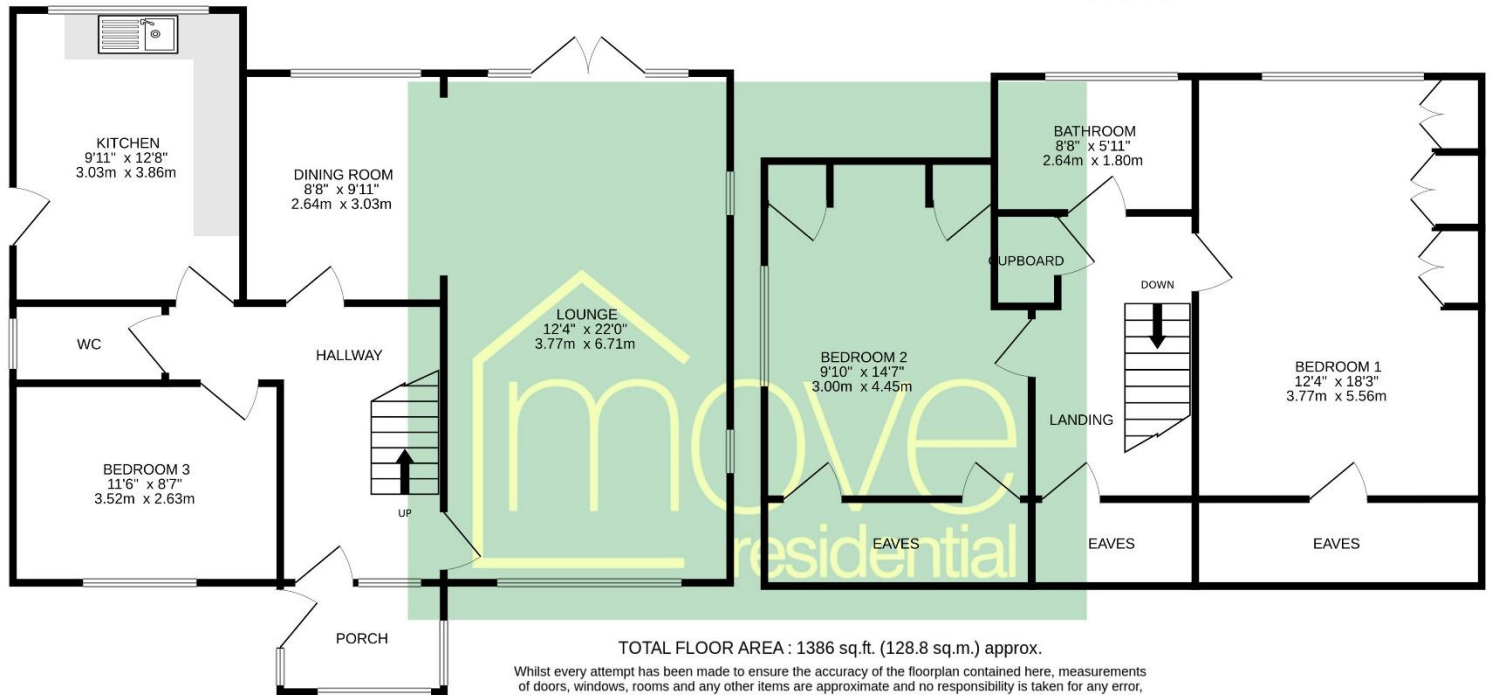
The accommodation is spacious and versatile. On the ground floor there is an entrance porch and hallway leading to a bright and airy open plan lounge and dining room, benefiting from windows on three elevations and French doors opening to the rear patio. A newly fitted kitchen is positioned to the side with ample storage, work surfaces, and integrated appliances, while a further room at the front of the property serves well as a study, snug, or third bedroom. A ground floor WC completes the layout. The first floor hosts two generous bedrooms with fitted wardrobes and ample eaves storage, along with a family bathroom.

Externally, the home is set back from the road with a lawned front garden, driveway and detached garage. To the rear lies a beautifully landscaped south westerly facing garden, laid mainly to lawn with mature planting, trees, and a paved patio, providing both privacy and excellent outdoor space. The size of the plot creates clear potential for extension or redevelopment subject to obtaining the relevant consents. This superb property represents an excellent opportunity to acquire a well maintained home with significant future potential in one of Heswall's most prestigious residential locations.

Floor Plan

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1386 sq.ft. (128.8 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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.