



## Heather Road, Heswall, CH60 5SY

£1,200 PCM

 2 Bedroom  1 Reception  1 Bathroom  D

Hewitt Adams is delighted to offer to the rental market this beautifully presented two-bedroom semi-detached house located on the highly sought-after Heather Road, just a short walk from Heswall Town Centre and its excellent range of shops, restaurants, cafés and local amenities.

Presented in immaculate, modern condition throughout, this attractive home is available for immediate occupation, subject to the usual referencing checks.

In brief, the accommodation comprises a welcoming lounge, contemporary kitchen diner and a convenient downstairs WC. To the first floor are two well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking for one vehicle, together with a beautifully landscaped rear garden offering an ideal space for relaxing and entertaining.

A homeowner guarantor will be required. Suitable pets may be considered upon application.

Please note: Smoking and vaping are strictly prohibited within or around the property. Early viewing is highly recommended.

**Entrance**

A uPVC entrance door opens into a hallway with tiled flooring, staircase rising to the first-floor accommodation and access through to the lounge

**Lounge**

A bright and well-presented reception room with a window to the front elevation, laminate flooring, radiator and a feature gas fire. Additional features include wall lighting and a useful under-stairs storage cupboard.

**Kitchen / Diner**

Fitted with a range of modern wall and base units incorporating work surfaces and matching upstands. Inset sink and drainer with mixer tap, integrated electric oven and hob with splashback and extractor hood above. There is space and plumbing for freestanding white goods, which are not included. The dining area benefits from French doors opening onto the rear garden, together with two additional windows that flood the room with natural light. Finished with tiled flooring, spotlights and access to the downstairs WC.

**WC**

Fitted with a low-level WC and wash hand basin.

**Landing**

Providing access to all first-floor rooms and the loft space, where the boiler is located. The landlord is happy for tenants to store light items within the boarded loft area; however, this is entirely at the tenant's own risk and heavy items must not be stored.

**Bedroom 1**

A spacious double bedroom with a window to the front elevation, radiator and a useful recessed area with fitted shelving.

**Bedroom 2**

A well-proportioned second double bedroom with a window to the rear elevation and radiator.

**Bathroom**

A spacious and contemporary bathroom comprising an enclosed shower cubicle with electric shower, separate

panelled bath with mixer tap, low-level WC and wash hand basin with mixer tap. Further benefiting from a heated chrome towel radiator, wall-mounted mirror, fully tiled walls and flooring, extractor fan and a window to the rear elevation.

**Externally**

To the front of the property is an attractive block-paved driveway providing off-road parking, together with a small lawned area and gated side access to the rear garden. The beautifully maintained rear garden features a paved patio seating area with steps leading to a raised lawn, enclosed by fenced boundaries, and benefits from a useful garden shed.

