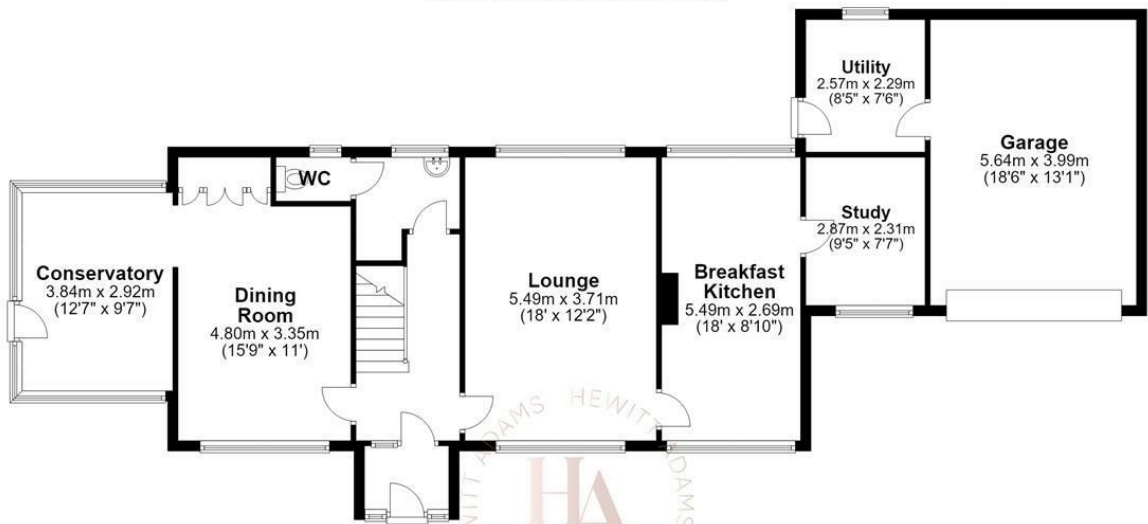




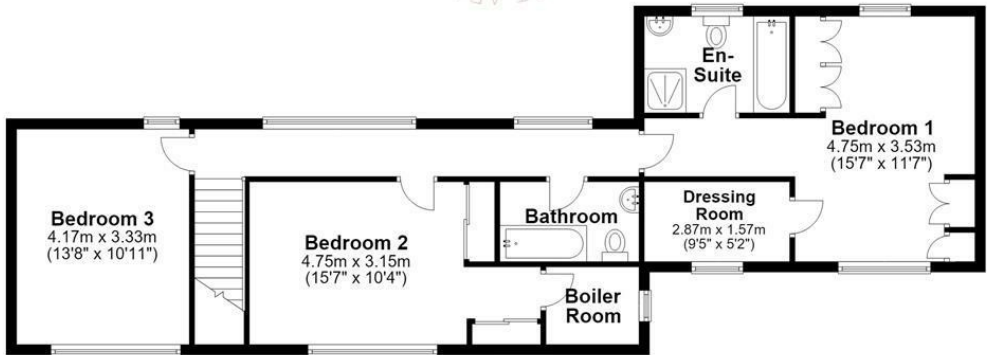
Ground Floor

Approx. 115.9 sq. metres (1247.9 sq. feet)



First Floor

Approx. 81.2 sq. metres (874.2 sq. feet)



Total area: approx. 197.2 sq. metres (2122.2 sq. feet)
For illustration purposes only - not to scale

Broad Lane, Wirral, CH60 9JY

£650,000

3 Bedroom 3 Reception 2 Bathroom C

Welcome to Yacht House, Broad Lane, Heswall.

Hewitt Adams is delighted to present this attractive three/four-bedroom detached dormer style house offering spacious and versatile accommodation across two floors.

The standout feature of this wonderful home is undoubtedly its enviable location, and the estuary views that the property enjoys! Positioned on the ever-popular Broad Lane in Lower Heswall.

The property enjoys a peaceful wooded backdrop of the Wirral Way to the rear, with open fields and far-reaching estuary views to the front, creating a truly special setting for family life. The property also offers excellent potential for further extension or reconfiguration, subject to the necessary consents.

In brief, the accommodation comprises an entrance porch, welcoming hallway, fitted kitchen, spacious lounge, dining room, conservatory, study, utility, downstairs WC and cloakroom. To the first floor are three generous double bedrooms, including an impressive principal suite with dressing area and en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from a generous driveway providing ample off-road parking, wraparound gardens, and an integral garage. Offered to the market with no onward chain, this is a rare opportunity to secure a home in one of Heswall's most sought-after locations.

Front Entrance

Into;

Porch

Door into;

Hall

Staircase, radiator

Cloaksroom & W.C

W.C, wash hand basin

Lounge

18'0" x 12'2" (5.49 x 3.71)

Double glazed windows, double glazed patio doors, radiator, power points

Kitchen

18'0" x 8'9" (5.49 x 2.69)

Fitted wall and base units, inset sink, worktops, integrated oven and hob, integrated dishwasher, integrated microwave, double glazed window

Study

9'4" x 7'6" (2.87 x 2.31)

Double glazed window, radiator, power points

Utilty

8'5" x 7'6" (2.57 x 2.29)

Wall and base units, space for washing machine, double glazed window, side door, door into the integral garage

Dining Room

15'8" x 11'5" (4.8 x 3.5)

Double glazed window, radiator, power points, bi-folding doors into;

Conservatory

12'7" x 9'6" (3.84 x 2.92)

Double glazed windows, door out to the garden

UPSTAIRS

Bedroom One

15'7" x 11'6" (4.75 x 3.53)

Double glazed window, wardrobes, radiator, power points, door into dressing room / study area

En-Suite

Walk-in shower, low level W.C, wash hand basin, towel rail, double glazed window

Bedroom Two

13'8" x 10'11" (4.17 x 3.33)

Double glazed window, radiator, power points

Bedroom Three

15'7" x 10'4" (4.75 x 3.15)

Double glazed window, radiator, power points, wardrobes, door into eaves area

Bathroom

Comprising bath with shower above, low level W.C, wash hand basin, towel rail

EXTERNALLY

Front & Side Aspect - Driveway, access to the garage, lawned and patio garden areas to the front and side aspect.

Rear Aspect - Patio garden

Council Tax Band

F

