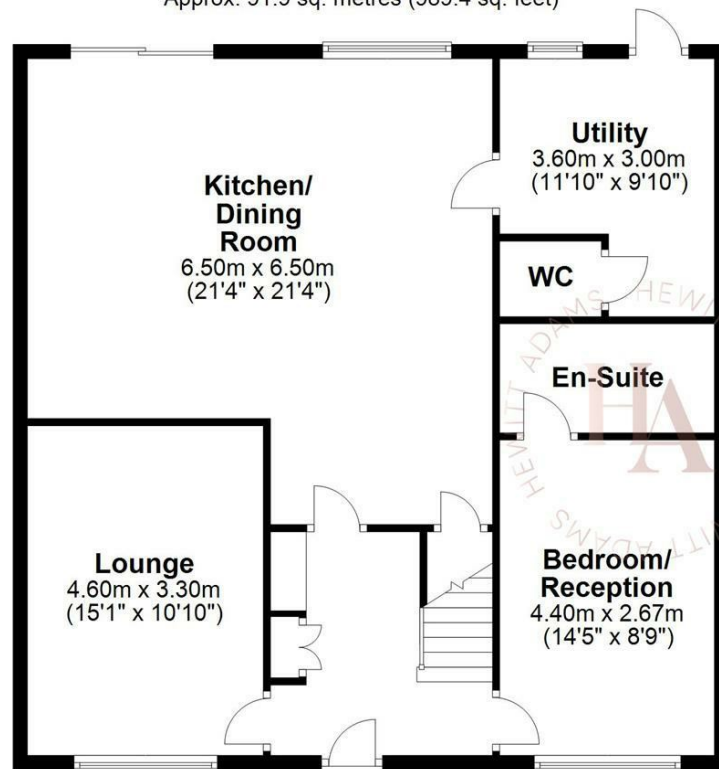


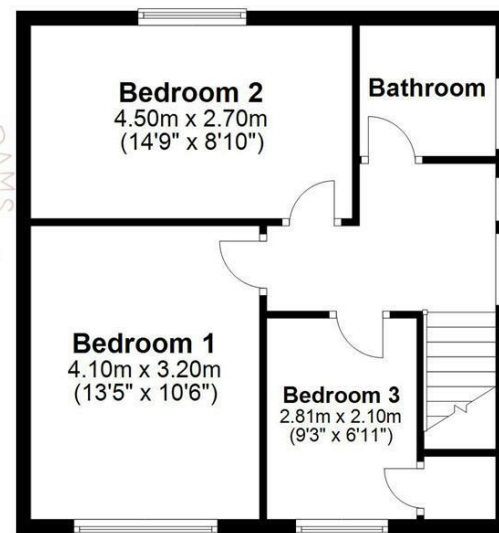
Ground Floor

Approx. 91.9 sq. metres (989.4 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



Total area: approx. 136.7 sq. metres (1471.9 sq. feet)
For illustration purposes only - not to scale

Milner Road, Heswall, Wirral CH60 5SA

£450,000

4 Bedroom 2 Reception 2 Bathroom D

Hewitt Adams is delighted to present to the market this substantial four-bedroom, two-bathroom semi-detached family home, ideally located on the highly sought-after Milner Road. The property is within easy walking distance of Heswall town centre, its excellent amenities, and the well-regarded Heswall Primary School.

Beautifully presented throughout, the home has undergone a comprehensive renovation in recent years and is offered in excellent condition. A standout feature is the impressive open-plan kitchen, dining, and living space—perfectly designed for modern family living and entertaining. The versatile ground floor also benefits from a fourth bedroom with en-suite facilities, which could equally serve as a secondary reception room.

In brief, the accommodation comprises: an entrance hallway, a well-proportioned lounge, a ground floor bedroom with en-suite (or additional reception room), a spacious open-plan kitchen/dining/living area, utility room, and a downstairs WC. To the first floor, there are three generously sized bedrooms and a stylish, contemporary family bathroom.

Externally, the property offers ample off-road parking to the front for at least three vehicles. To the rear, the south-facing garden has been landscaped to an exceptional standard, featuring a patio, decked seating area, expansive lawn, and a dedicated outdoor dining/barbecue space—ideal for family life and entertaining.

This is a superb family home offering a rare combination of space, flexibility, and prime location.

Front Entrance

Into;

Hall

Staircase, radiator, power points, under-stairs cupboard

Lounge

10'9" x 15'1" (3.3 x 4.6)

Double glazed window, radiator, power points

Open Plan Kitchen Dining Living

21'3" x 21'3" (6.5 x 6.5)

Impressive OPEN-PLAN kitchen dining living space with stylish modern fitted kitchen with wall and base units, breakfast island, inset sink, integrated fridge and freezer x2, integrated dishwasher, space for Range-style cooker, double glazed doors to the garden, double glazed window, door into;

Utility

11'9" x 9'10" (3.6 x 3.0)

Large utility with wall and base units, space for washing machine and dryer, space for wine-chiller, radiator, double glazed window, door into;

W.C

W.C, wash hand basin

Bedroom / Reception

14'5" x 8'9" (4.4 x 2.67)

Double glazed window, radiator, power points, door into;

En-Suite

Fully tiled modern and stylish en-suite shower-room with shower, low level W.C, wash hand basin, towel rail

UPSTAIRS

Bedroom One

13'5" x 10'5" (4.1 x 3.2)

Double glazed window, radiator, power points

Bedroom Two

14'9" x 8'10" (4.5 x 2.7)

Double glazed window, radiator, power points

Bedroom Three

9'6" x 6'10" (2.9 x 2.1)

Double glazed window, radiator, power points

Bathroom

Stylish modern four-piece bathroom with bath, shower, low level W.C, wash hand basin, towel rail, double glazed window, tiled floor and walls

Loft

Boarded loft with pull-down ladder. Offers scope for a loft extension *STPP / Regs being obtained.

EXTERNALLY

Front Aspect - Large driveway, gated side access to rear garden

Rear Aspect - SOUTH FACING large rear garden comprising patio, decked BBQ / lounging area, good sized lawned garden and with a further BBQ / outdoor entertaining area to the rear of the garden.

