



## Dale Gardens, Wirral, Merseyside CH60 6TQ

£895,000

5 Bedroom 4 Reception 3 Bathroom D

**\*\*Large FIVE DOUBLE Bedroom Detached Family Home - Sought After Lower Heswall Location - Generous Gardens\*\***

Hewitt Adams is thrilled to showcase this LARGE detached family home located in a sought after residential cul-de-sac situated just off Oldfield Road and Oldfield Gardens. This part of Heswall is one of the most sought after in the area and these superb family homes are within walking distance of both Heswall Town Centre and the Lower Village and also St Peters Primary School; making them an incredibly popular location for families.

At almost 2,500 SQFT this is a very generously proportioned family home with excellent, versatile living space, with several downstairs reception rooms meaning adults and children can all have their own space, on top of the more communal family areas such as the main lounge, dining room and kitchen. The property has had improvements such as a new kitchen, new utility, new boiler and the exterior woodwork treated and painted.

In brief the accommodation offers: entrance hall, boot-room, lounge, dining room, study, snug / play-room, downstairs W.C, modernised kitchen and utility with quartz worktops. Upstairs there are FIVE DOUBLE BEDROOMS - two of which boast en-suites and the master also offers a dressing room. With a main family bathroom on this floor also. Externally there is a large block-paved driveway, front and expansive rear gardens and a Detached Double Garage.

**Front Entrance**

Into:

**Hall**

Staircase to first floor, under-stairs storage, radiator, power points, cloak-room

**Boot Room**

Useful cloaks-room/boot room. Ideal storage space for shoes and coats.

**Lounge**

27'10" x 14'9" (8.50 x 4.51)

Double glazed window to front aspect, radiator, power points, fireplace, TV points, double glazed patio door to garden, double doors into the dining room, recessed wall-in cupboard space housing the home entertainment system

**Dining Room**

11'7" x 11'6" (3.55 x 3.51)

Double glazed window to rear aspect, radiator, power points

**Kitchen**

27'11" x 15'9" (8.51 x 4.81)

Fitted and recently updated kitchen with fitted wall and base units, quartz worktops, Belfast sink, integrated appliances, inset sink, tiled floor, double glazed windows

**Utility Room**

6'5" x 8'9" (1.96 x 2.69)

Tiled floor, wall and base units, quartz worktops, inset sink, space and plumbing for washing machine, double glazed windows, wall mounted central heating boiler

**Study**

14'0" x 9'9" (4.27m x 2.97m)

Double glazed window to front aspect, radiator, power points

**Play-Room / Snug**

14'0" x 7'7" (4.27m x 2.31m)

Double glazed window to side aspect, radiator, power points, TV point

**W.C**

W.C, Wash hand basin, double glazed window to front aspect

**UPSTAIRS**

**Landing Area**

Double sized Airing cupboard

**Bedroom One**

13'1" x 18'0" (3.99 x 5.50)

Large Master bedroom with double glazed windows to rear aspect overlooking the garden, radiator, TV point, power points, archway into:

**Dressing Room**

Excellent space for wardrobes and dresser, door into:

**En-Suite**

Comprising corner bath with mains shower above, low level W.C, wash hand basin, part tiled walls, double glazed window to side aspect

**Bedroom Two**

13'8" x 13'1" (4.18 x 4.01)

Double glazed window to front aspect, radiator, power points, door into:

**En-Suite Two**

Comprising Shower, low level W.C, wash hand basin, double glazed window to side aspect, radiator, part tiled

**Bedroom Three**

14'9" x 12'0" (4.52 x 3.66)

Double glazed window to front aspect, radiator, power points

**Bedroom Four**

14'1" x 11'0" (4.31 x 3.37)

Double glazed window to front aspect, radiator, power points

**Bedroom Five**

13'9" x 7'10" (4.20 x 2.41)

Double glazed window to rear aspect, radiator, power points

**Bathroom**

Comprising bath with mains shower overhead, low level W.C, wash hand basin, bidet, fully tiled walls, double glazed windows to rear

**EXTERNALLY**

Front Aspect - Generous block-paved driveway, front lawned areas, side gate access to the rear garden

Rear Aspect - A large corner plot means this family home boasts a generous rear and side garden with large lawned area, patio areas and mature woodland trees at the rear providing an attractive backdrop. Ideal garden for families with children or pets.

**Garage**

Double garage with power and lighting. With up & over door to the front and a pedestrian access to the rear

