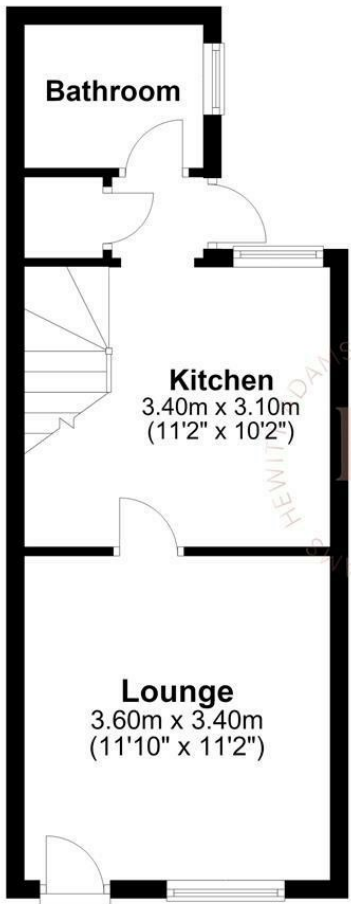
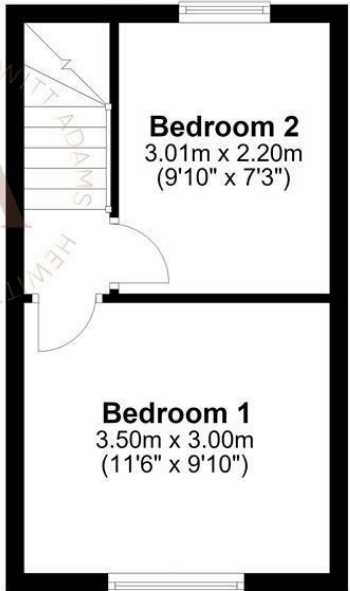




Ground Floor
Approx. 28.4 sq. metres (305.8 sq. feet)



First Floor
Approx. 20.6 sq. metres (222.1 sq. feet)



Total area: approx. 49.0 sq. metres (527.9 sq. feet)
For illustration purposes only - not to scale



Grange Mount, Wirral, CH60 7TB
Offers Over £210,000

2 Bedroom 1 Reception 1 Bathroom

CHARMING TWO-BEDROOM SEMI-DETACHED COTTAGE – IDEAL FIRST-TIME BUY

Hewitt Adams are delighted to welcome to the market this quaint and characterful TWO-BEDROOM semi-detached cottage, ideally positioned on the popular Grange Mount, just a short walk from the centre of Heswall and its excellent range of shops, cafés, restaurants and amenities.

In the agent's opinion, this charming home would make an ideal first-time purchase and would equally suit those looking to downsize to a highly convenient location close to the heart of Heswall.

The property has been well maintained and neutrally decorated throughout, while retaining the charm and character expected of a cottage of this style. Further benefits include a new roof installed within the last three years, gas central heating and full double glazing.

In brief, the accommodation comprises: entrance into a welcoming LOUNGE, fitted KITCHEN and GROUND-FLOOR BATHROOM. To the first floor are TWO BEDROOMS.

Externally, there is a small rear yard which leads through to a further private rear garden, providing a pleasant outdoor space rarely expected with a cottage in such a central location.

Front Entrance

Into;

Lounge

11'1" x 11'9" (3.4 x 3.6)

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

Kitchen

10'2" x 11'1" (3.1 x 3.4)

Wall and base units, inset sink, double glazed window.
spaces for white goods

Bathroom

Comprising bath with shower above, low level W.C, wash
hand basin, double glazed window

UPSTAIRS

Bedroom

11'5" x 9'10" (3.5 x 3.0)

Double glazed window, radiator, power points, wardrobes

Bedroom

9'10" x 7'2" (3.0 x 2.2)

Double glazed window, radiator, power points, wardrobes

EXTERNALLY

Externally, there is a small rear yard which leads through to
a further private rear garden, providing a pleasant outdoor
space rarely expected with a cottage in such a central
location.

Council Tax Band

B

