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T: 0151 342 8200

Company VAT No: 249324300



£675,000

 4 Bedroom
 5 Reception
 3 Bathroom
 C

Inside, period charm shines through the elegant staircase, deep skirting boards, picture rails and stunning bay window in the main reception room. The spacious open-plan kitchen/living area features solid oak flooring, a striking brick fireplace and bespoke hand-painted cabinetry, with direct access to the versatile annexe and garden. A utility area, ground-floor WC and unusually bright cellar add even more flexibility and potential.

Outside, a driveway for up to five cars completes the package. With boutique shops, cafés, restaurants, excellent schools and transport links all just moments away, the location is unbeatable. With a large garage and a further sizeable workshop.

Full of charm, space and opportunity — this standout Heswall home is a must-see.

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Front Entrance

Into:

Porch

Door into main hall, and door leading to annexe / office space

Hall

Staircase to first floor, power points, radiator

Dining Room

14'9" x 12'5" (4.5 x 3.80)

Double glazed window to front aspect with far reaching views, power points, radiator

Living Room

14'9" x 11'5" (4.5 x 3.50)

Double glazed window to front aspect with far reaching views, power points, radiator, space for log-burning stove, opens into:

Kitchen

13'1" x 11'5" (4.00 x 3.50)

Wall and base units, inset sink, space for dinner table and chairs, spaces for white goods, door to utility, cellar access and the annexe and the home-office

Home office / Annexe Area

Comprising three small office pods and a larger home office space. Ideal for those running a business from home, or could readily and cost effectively adapted into a large annexe space for those requiring ground floor living and sleeping accommodation

W.C.

W.C, and wash basin

Cellar

Ideal space for a gym / office, or just fantastic additional storage. Accessible from the front driveway.

This space does actually extend further than you think, and whilst already a sizeable area - it can be further extended into. Others on the road have converted this area into fantastic hobby rooms.

FIRST FLOOR

Bedroom

14'9" x 12'5" (4.5 x 3.80)

Double glazed window to front aspect with far reaching views, power points, radiator

Bedroom

15'8" x 11'5" (4.8 x 3.50)

Double glazed window to front aspect with far reaching views, power points, radiator

Bedroom

13'1" x 11'5" (4.0 x 3.50)

Double glazed window to rear, power points, radiator

Bathroom

Modern suite with bath with shower above, low level W.C, hand wash basin, tiled floor, double glazed window

Shower-Room

Comprising shower, low level W.C, hand wash basin

SECOND FLOOR

Bedroom

22'11" x 16'4" (max) (7.00 x 5.00 (max))

A large bedroom with living area - Ideal for a teenager or older child wanting their independence. Double glazed window power points, radiator, door into:

En-Suite

Comprising shower, low level W.C, hand wash basin

EXTERNALLY

Front Aspect - A fantastic front driveway affording parking for at least 4/5 vehicles.

Rear and Side Aspect - Large Garage & Rear Workshop. Landscaped South Westerly facing rear garden with a patio and a lawn.

Workshop & Garage

As well as a good sized garage, there is also a large workshop which is a brilliant space to work out of.

