



A substantial and versatile four-bedroom semi-detached property offering generous accommodation across three floors, together with a large kitchen/diner, multiple reception spaces, garage, utility facilities and an impressive garden outbuilding. Situated in the highly regarded area of Heswall, the property provides excellent space for a growing family and those looking for flexible home-working or leisure accommodation.

The ground floor provides a welcoming entrance with a hallway leading to two separate reception areas, alongside the property's impressive open-plan-style kitchen/diner. The kitchen/diner is particularly generous and offers plenty of space for family meals and entertaining.

There is also a utility room, separate laundry room, shower room and dedicated office, making the ground floor highly practical for modern family life. The property benefits from a garage providing useful storage and parking facilities.

The first floor provides four bedrooms, including a spacious master bedroom, together with a family bathroom and landing area. The second floor adds a further space, creating an excellent opportunity for additional home-working space.

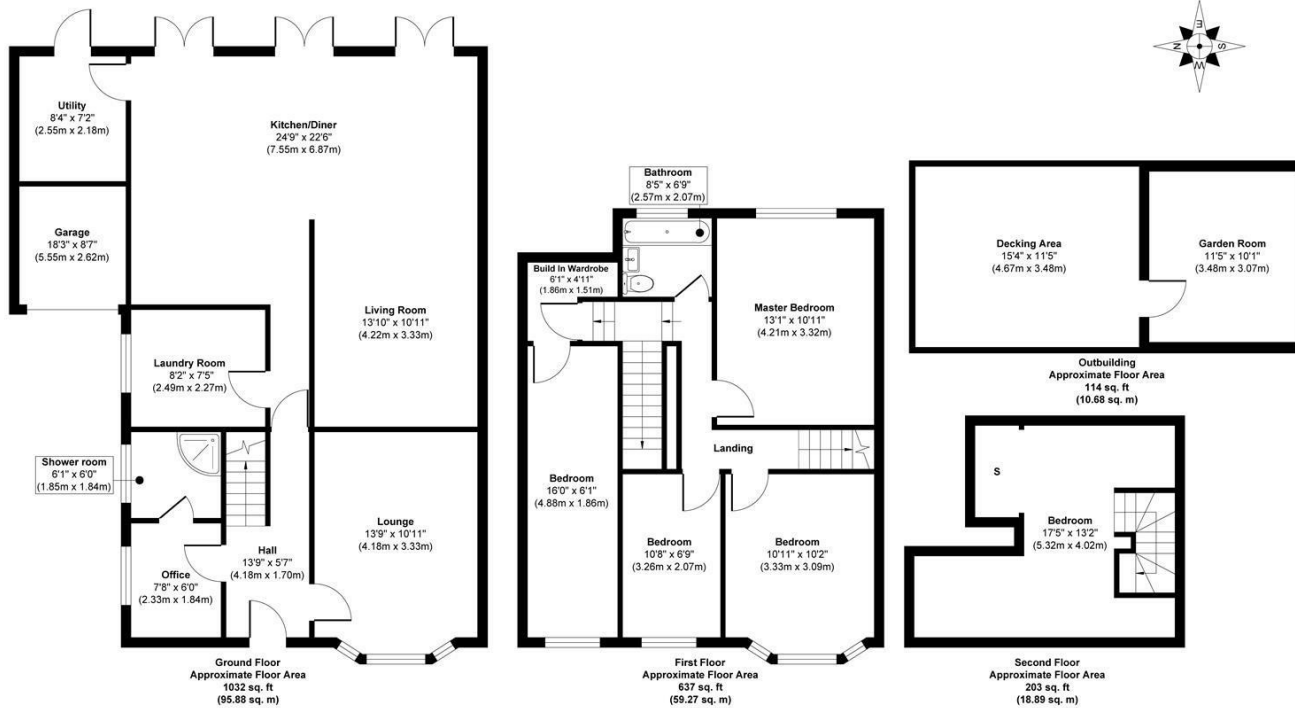
Externally, the property benefits from a decking area and garden, together with a substantial separate outbuilding which provides approximately 114 sq ft of additional space.

Heswall is a popular Wirral location with a wide range of shops, cafés, restaurants and everyday amenities. The property is well placed for access to Heswall's village centre, with Forest Road properties in the area benefiting from convenient access to local amenities.

- Four-bedroom semi-detached family home
- Approx. 1,986 sq ft including the outbuilding
- Ground-floor office, perfect for home working
- Large second-floor room, offering excellent additional versatility
- Substantial garage
- Popular Heswall location
- EPC rating TBC
- Council tax band D



CH60 5SW - 46 Forest Road



Approx. Gross Internal Floor Area 1986 sq. ft / 184.72 sq. m (Including Outbuilding)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

