





Total area: approx. 196.3 sq. metres (2113.4 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS



Brimstage Road, Wirral, CH60 1XE

£750,000

4 Bedroom | 3 Reception | 2 Bathroom | C

Four Bedroom Detached Home – Beautifully Renovated – Stunning Open-Plan Kitchen/Diner – Three Further Reception Rooms – High Specification – Generous Plot

Hewitt Adams is delighted to offer to the market this beautifully presented and extensively modernised four-bedroom detached family home, occupying a generous plot on the highly sought-after Brimstage Road in Heswall, close to Heswall town centre and within the catchment area for Barnston Primary School.

The current owners have comprehensively improved the property, creating a stylish and versatile family home where the quality of finish is immediately apparent. Features include seamless Amtico-style flooring throughout the ground floor, a new central heating system and a superb contemporary kitchen with premium integrated appliances.

At the heart of the home is the impressive open-plan kitchen, dining and living space – a fantastic room for modern family life and entertaining. A major advantage is the wealth of additional living accommodation, with three further reception rooms including an attractive main front lounge, separate snug/sitting room and dedicated study.

The accommodation comprises: entrance porch, hallway, lounge, open-plan kitchen/dining/living room, utility, snug, study and WC. Upstairs are four double bedrooms, with the principal bedroom enjoying an en-suite, plus the family bathroom. Externally, the property occupies a generous plot with a substantial driveway, garage and car port, while the sizeable rear garden offers both patio and lawned areas.

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Front Entrance
Into;

Porch
Door into;

Hall
Staircase, radiator

Lounge
13'1" x 12'9" (4.0 x 3.9)
Double glazed window, radiator, power points

Kitchen Dining Living Room
38'0" x 11'5" (11.6 x 3.50)
High specification modern kitchen diner with shaker style fitted kitchen with wall and base units, quartz worktops, integrated double ovens, integrated fridge, integrated dishwasher, instant hot water tap, double glazed sliding doors to garden, gas-fired modern burner, power points, radiator

Utility
Wall and base units, inset sink, space and plumbing for washing machine, integrated freezer.

Sitting Room
11'5" x 9'10" (3.5 x 3.00)
Double glazed window, radiator, power points

Study
9'10" x 8'2" (3.00 x 2.50)
Double glazed window, radiator, power points

W.C
W.C, wash hand basin

UPSTAIRS

Bedroom One
14'9" x 13'1" (4.5 x 4.00)
Double glazed window, radiator, power points, wardrobes, door into;

En-Suite
Comprising bath with shower above, low level w.c, wash hand basin, double glazed window

Bedroom Two
13'1" x 11'5" (4.0 x 3.5)
Double glazed window, radiator, power points, wardrobes

Bedroom Three
11'5" x 11'5" (3.5 x 3.5)
Double glazed window, radiator, power points, wardrobes

Bedroom Four
14'9" x 8'2" (4.5 x 2.5)
Double glazed window, radiator, power points, wardrobes

Bathroom
Comprising bath, shower, low level w.c, wash hand basin, heated towel radiator

EXTERNALLY
Externally the property sits within a generous plot with a large driveway, garage and car-port. The rear garden is a great size with patio and lawned areas.










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