



Total area: approx. 174.1 sq. metres (1873.9 sq. feet)
For illustration purposes only - not to scale

Forest Road, Wirral, CH60 5SW

Offers Over £450,000

5 Bedroom 2 Reception 2 Bathroom

Large 5 Bedroom Extended Semi - Backing Onto The Common - Central Heswall Location - Must View

Hewitt Adams is delighted to offer to the market this IMMACULATE family home located in the CENTRE OF HESWALL, a short stroll from the shops, restaurants and everything the centre of town has to offer. And perfectly placed for families with Heswall Primary School being within easy walking distance also.

Situated on the favoured side of the road BACKING ONTO THE COMMON the property boasts a lovely outlook to the rear and a HUGE REAR garden complete with GARDEN ROOM / OFFICE.

EXTENDED and modernised to a great standard, in brief the home affords: entrance hall, lounge, OPEN-PLAN kitchen dining and living room, office / guest bedroom leading to a shower-room (which can be an en-suite to this room) and a utility and laundry room. To the first floor there are four bedrooms and a modern family bathroom. And the loft conversion offers a further bedroom which is perfect for an older child.

With a garage store area, also accessible from the laundry/utility area off the kitchen. With driveway parking for 2/3 cars and a LARGE REAR GARDEN with a 'covered' BBQ entertaining area and a GARDEN ROOM.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into:

Hall

Staircase, radiator

Lounge

13'8" x 10'11" (4.18 x 3.33)

Double glazed window, radiator, power points

Office / possible bedroom

7'7" x 6'0" (2.33 x 1.84)

Double glazed window, radiator, power points

Shower-Room

Comprising shower, low level W.C, wash basin, towel rail

Kitchen Diner

24'9" x 22'6" (7.55 x 6.87)

Modern OPEN-PLAN kitchen dining room with fitted kitchen with wall and base units, central island, integrated appliances, velux windows, double glazed patio doors, opens into:

Living Room

13'10" x 10'11" (4.22 x 3.33)

Log-burner, radiator, power points

Laundry Room

Space and plumbing for washing machine and dryer

Utility Room

Rear door, door into the garage

UPSTAIRS

Bedroom

13'9" x 10'10" (4.21 x 3.32)

Double glazed window, radiator, power points

Bedroom

10'11" x 10'1" (3.33 x 3.09)

Double glazed window, radiator, power points

Bedroom

10'8" x 6'9" (3.26 x 2.07)

Double glazed window, radiator, power points

Bedroom

16'0" x 6'1" (4.88 x 1.86)

Double glazed window, radiator, power points

Bathroom

Comprising bath with shower above, low level W.C, wash basin, towel rail

LOFT CONVERSION

Bedroom

17'5" x 13'2" (5.32 x 4.02)

Double velux glazed window, radiator, power points (Restricted head-height)

EXTERNALLY

With a garage store area, also accessible from the laundry/utility area off the kitchen. With driveway parking for 2/3 cars and a LARGE REAR GARDEN with a 'covered' BBQ entertaining area and a GARDEN ROOM.

Council Tax Band

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