



## Laurel Avenue, Wirral, CH60 7SU

£375,000

3 Bedroom 2 Reception 1 Bathroom

**\*\*Three Bedroom Detached Bungalow - Sought After Heswall Location - Huge Potential - No Chain\*\***

Hewitt Adams is delighted to offer to the market with NO ONWARD CHAIN this DETACHED three bedroom bungalow close to the HEART OF HESWALL on Laurel Avenue in Heswall, a short walk from all of Heswall's amenities.

The bungalow offers HUGE POTENTIAL and is a charming and exciting blank canvas. Most notable is the HUGE LOFT where there is already one loft room, but space for a LARGE LOFT CONVERSION - subject to consents and regs being obtained\*

In brief the property affords; entrance porch, lounge, dining room, kitchen, three bedrooms, bathroom and a rear porch. With a huge loft area that is ripe for potential development. With a driveway, GARAGE, front garden and SOUTHERLY FACING sunny aspect rear garden.

Call Hewitt Adams on 0151 342 8200 to view.

**Front Entrance**

Into;

**Porch / Hall**

Door into;

**Lounge**

12'5" x 13'5" (3.8 x 4.1)

Double glazed windows, radiator, power points, fireplace

**Dining Room**

11'9" x 8'10" (3.6 x 2.7)

Double glazed windows, radiator, power points, door to rear porch

**Kitchen**

2.3 x 3.4

Wall and base units, inset sink, spaces for white goods

**Rear Porch**

Opening out to the garden

**Bedroom**

10'9" x 9'10" (3.3 x 3.0)

Double glazed window, radiator, power points, wardrobes

**Bedroom**

11'1" x 9'5" (3.4 x 2.88)

Double glazed window, radiator, power points, wardrobes

**Bedroom**

9'10" x 8'6" (3.0 x 2.6)

Double glazed window, radiator, power points, wardrobes

**Bathroom**

Comprising bath, low level w.c, wash hand basin

**LOFT SPACE - CONVERSION POTENTIAL**

\*Subject to planning and consents

Loft room 1 - 9.8m x 3.7m

Loft room 2 - 3.6m x 3.6m

**EXTERNALLY**

With a driveway, Garage, front garden and SOUTHERLY FACING sunny aspect rear garden.

**Council Tax Band**

E

