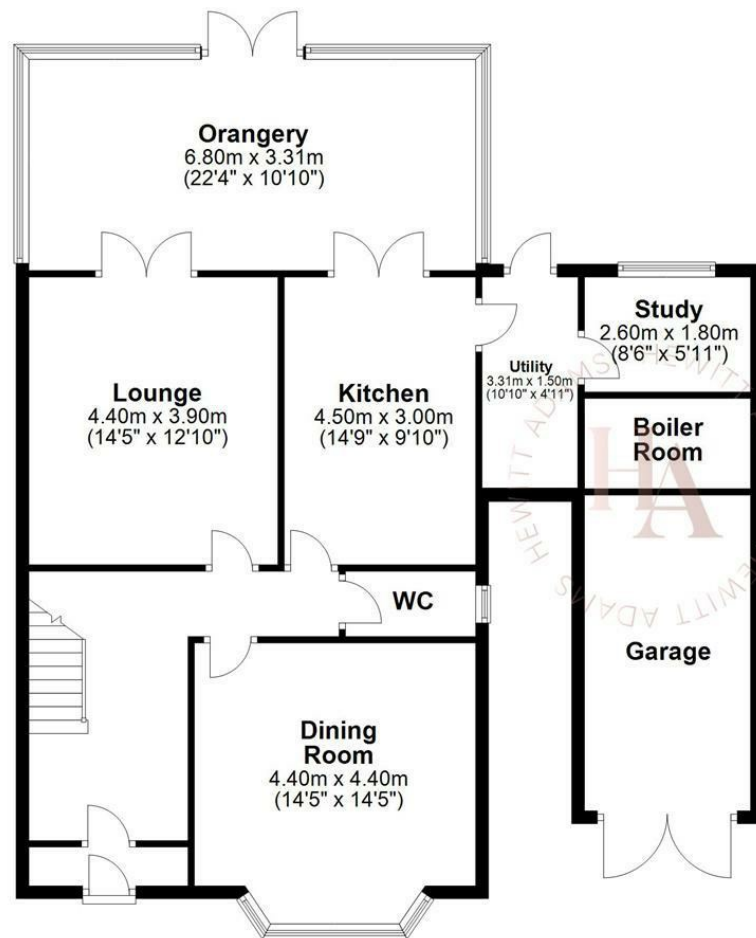


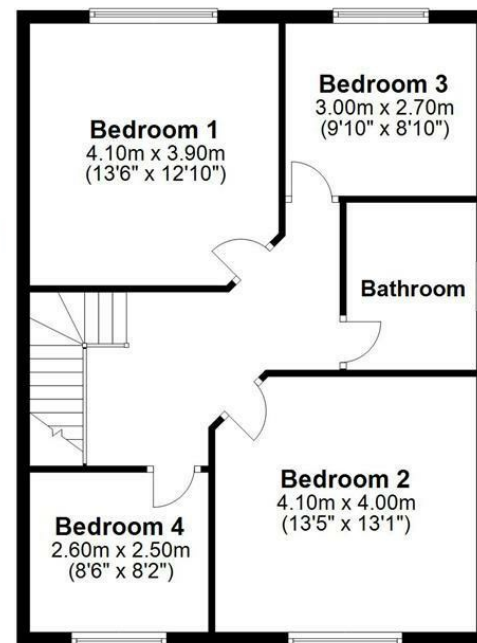
Ground Floor

Approx. 118.2 sq. metres (1272.4 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.8 sq. feet)



Total area: approx. 184.3 sq. metres (1984.2 sq. feet)
For illustration purposes only - not to scale

Pine Road, Heswall, Wirral CH60 2SP

£700,000

4 Bedroom 3 Reception 1 Bathroom

Hewitt Adams is delighted to bring to market this beautifully presented four-bedroom home, ideally situated just a short distance from the heart of Heswall. True to its name, Buena Vista boasts a breathtaking outlook over a spectacular rear garden.

This attractive 1930s property effortlessly blends timeless character with modern living. Many original features remain lovingly preserved, including elegant ornate fireplaces, while the current owners have thoughtfully renovated and remodelled the home to an exceptional standard. The result is a property that is both stylish and immaculate throughout.

Flooded with natural light thanks to its desirable south-westerly orientation, the home enjoys a warm and inviting atmosphere from the moment you step inside. The ground floor offers a welcoming entrance porch and hallway, a charming lounge, a formal dining room, and a stunning orangery that perfectly frames the garden views. There is also a shaker-style kitchen with utility, a separate study ideal for home working, and a convenient downstairs WC. Upstairs, the property continues to impress with four well-proportioned bedrooms and a contemporary family bathroom, making it an ideal home for growing families.

Externally, the appeal only grows stronger. To the front, a generous block-paved driveway provides ample off-road parking alongside a detached garage. To the rear lies the true pièce de résistance — a glorious, sun-soaked garden enjoying a south-westerly aspect. Lovingly cultivated over many years, it features a spacious patio area perfect for al-fresco dining, a pristine lawn, mature and fruit-bearing trees, and beautifully established flower beds.

Front Entrance

Into;

Porch

Quarry tiled floor, stained glazing, door into;

Hall

Staircase, radiator, oak flooring

Dining Room

14'5" x 14'5" (4.4 x 4.4)

Double glazed window, radiator, oak flooring, fireplace, oak flooring

Lounge

14'5" x 12'9" (4.4 x 3.9)

Oak flooring, fireplace, doors into the orangery, radiator, power points

Orangery

22'3" x 10'9" (6.8 x 3.3)

Stunning large orangery with hardwood double glazed windows and doors, tiled floor, air con/heater dual function system, power points, underfloor heating

Kitchen

14'9" x 9'10" (4.5 x 3.0)

Shaker style kitchen with granite worktops, inset sink, integrated fridge and freezer, integrated dishwasher, Rangemaster, double glazed window, double glazed doors into the orangery, door to the utility, tiled floor with underfloor heating

Utility

Wall and base units, inset sink, space and plumbing for washing machine and dryer, door to;

Study

5'10" x 8'6" (1.8 x 2.6)

Double glazed window, radiator, power points, door into boiler cupboard

W.C

W.C, wash hand basin, tiled floor, double glazed window

UPSTAIRS

Bedroom One

13'5" x 12'9" (4.1 x 3.9)

Double glazed window, radiator, power points, ornate fireplace

Bedroom Two

14'5" x 13'5" (4.4 x 4.1)

Double glazed window, radiator, power points, ornate fireplace

Bedroom Three

8'10" x 9'10" (2.7 x 3.0)

Double glazed window, radiator, power points, ornate fireplace

Bedroom Four

8'6" x 8'2" (2.6 x 2.5)

Double glazed window, radiator, power points

Bathroom

Comprising tiled bath, shower, low level W.C, bidet, towel rail, double glazed window

EXTERNALLY

Front Aspect - Large block-paved driveway, side gate access to the rear garden, attractive private front lawned garden area

Rear Aspect - Quite simply, one of the finest gardens you will find. South Westerly facing this is a real sun-trap. With large entertaining patio area off the orangery. With plush green lawns, established flowerbeds, mature trees and fruit trees. This garden needs to be seen to be truly appreciated!

