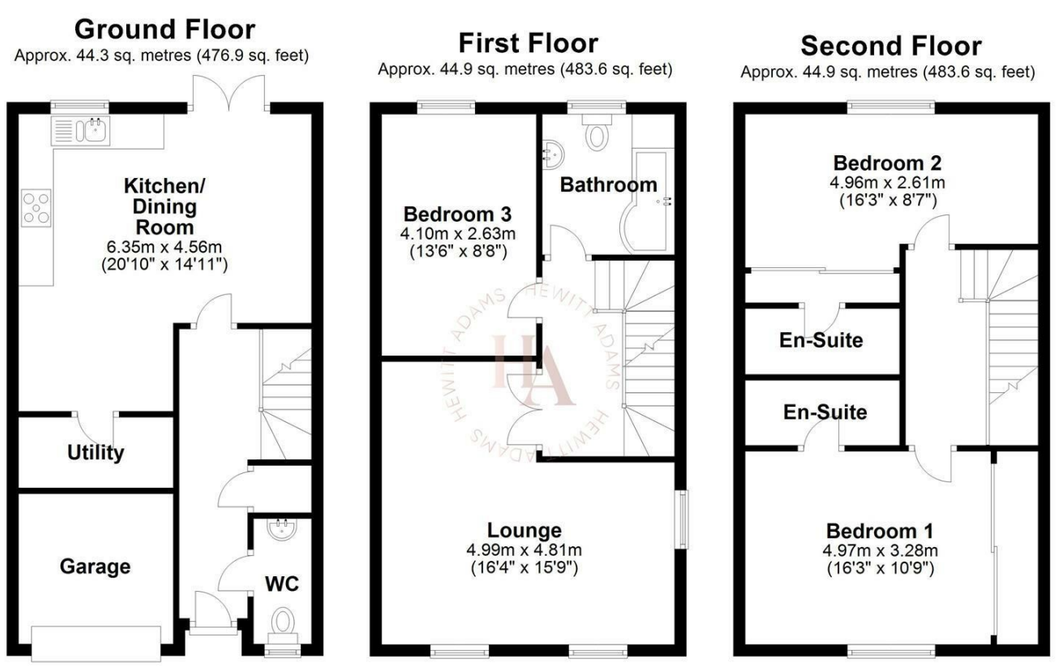






Total area: approx. 134.2 sq. metres (1444.0 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS



Lapwing Rise, Wirral, Wirral CH60 8QH

Offers In The Region Of £550,000

3 Bedroom | 2 Reception | 3 Bathroom | B

Stunning Luxury Townhouse - Sought After Gated Community in Lower Heswall - Heavily Upgraded & Modernised - Sunny Aspect Rear Garden - No Chain!

Hewitt Adams is excited to offer to the market this WOW FACTOR home on Lapwing Rise in Lower Heswall - a highly DESIRABLE gated community which is safe and secure for family life, or perfect for anyone who wants a home they can 'lock-up-and-go' and feel comfortable leaving it.

Within easy walking distance of the Lower Village, Gayton and St Peters primary schools and Heswall golf club.

The owners have heavily upgraded the property and it comes or the market in SHOWHOME condition with a NEW luxury kitchen and new luxurious en-suites and bathroom, all by MERILYN PHILLIPS of Heswall.

In brief the accommodation affords: entrance hall, w.c, kitchen diner, utility. On the first floor there is a lounge and bedroom and the NEW family bathroom. The second floor boasts two more double bedrooms both with NEW EN-SUITES.

With driveway parking, a garage, and a LANDSCAPED rear garden with patio and lawn.

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Front Entrance
A gorgeous Art Deco glazed full length front leading into:

Hallway
Karndean flooring, radiator, power points, staircase to first floor

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

Kitchen Diner
20'10" x 14'11" (6.354 x 4.56)
Modern and NEW Merilyn Phillips kitchen with fitted shaker style kitchen with marble worktops, inset sink, integrated appliances. peninsula island with marble worktops, double glazed windows, patio doors to the garden, karndean flooring, utility room with further storage

The kitchen has been designed with versatility in mind, and is perfect for both entertaining dinner parties or for more relaxed use as a second lounging area.

Utility Room
With excellent storage space, and a further highly useful area within the home. With deep built in floor to ceiling pantry style storage.

FIRST FLOOR

Lounge
15'9" x 16'4" (4.81 x 4.99)
Double glazed windows, radiator, power points, TV point

Currently used as a bedroom by the current owners

Bedroom Three
8'7" x 13'5" (2.63 x 4.1)
Double glazed window, radiator, power points, fitted wardrobes

Currently used as a Snug

Bathroom
Comprising bath with shower above, low level W.C, wash hand basin, radiator, tiled floor, double glazed window

2ND FLOOR

Bedroom Two
16'3" x 8'6" (4.96 x 2.61)
Double glazed window to rear, radiator, power points, fitted wardrobes that lead to a concealed NEW en-suite also by Merilyn Phillips

En-Suite
Comprising shower, wash hand basin vanity, low level w.c, towel rail, tiled floor

Bedroom One
10'9" x 16'3" (3.28 x 4.97)
Double glazed window to front with views of the estuary, fitted wardrobes, radiator, power points, door into NEW en-suite by Merilyn Phillips

En-Suite
Comprising of bath with shower above, low level w.c, wash hand basin vanity, towel rail, LED mirror, fully tiled

EXTERNALLY
Front Aspect - Driveway parking, garage access

Rear Aspect - Beautifully Landscaped garden with patio and lawn. Fully enclosed, safe and secure and tremendously quiet. There is an electric awning across the back of the house alongside a fitted heater meaning this stunning garden can be used throughout the year. The vendor will also, subject to offer, be leaving behind the 'Mara Breeze House' which provides a beautiful covered dining space from which you and guests can enjoy drinks and BBQs. (Retail price circa £7,500)

Garage
Great space for bikes, motorbikes, gardening tools etc

Plans For Loft Extension
Planning has been obtained for a further bedroom in the LOFT which would further enhance the value and versatility of this fabulous property.

Council Tax Band
F










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