



## Ashcroft Drive, Heswall, Wirral CH61 6UL

Offers In The Region Of £425,000

4 Bedroom 1 Reception 2 Bathroom D

**\*\*Four Bedrooms - Two Bathrooms - Extended - Southerly Facing Garden - Must View\*\***

Hewitt Adams is delighted to offer to the market this FOUR BEDROOM, TWO BATHROOM family home located on the HIGHLY SOUGHT AFTER Ashcroft Drive in Heswall, within walking distance of the centre of Heswall.

This has been a much loved family home, EXTENDED and beautifully maintained - the property has a LIGHT & AIRY, and homely feel to it. There is an overriding feeling of space, with accommodation spread across three floors.

In brief the accommodation affords; entrance hall, lounge and dining room, kitchen diner. Upstairs to the first floor there are three bedrooms - TWO DOUBLES, and the family bathroom. The LOFT EXTENSION provides a fabulous master bedroom complete with EN-SUITE shower-room.

With generous DRIVEWAY parking for two cars. The SOUTHERLY FACING rear garden gets a tremendous amount of sunlight, and is a real credit to the owners having been LANDSCAPED and cultivated into a fantastic area for al-fresco dining with a stone patio area, as well as a good sized lawned garden.

Call Hewitt Adams on 0151 342 8200 to view.

**Front Entrance**

Into;

**Hall**

Staircase, radiator, power points

**Lounge & Dining Room**

29'7" x 11'10" (9.02m x 3.63m)

Huge family lounge and dining room with ample space for a large living room area, along with a large dinner table. With double glazed doors to the rear garden, double glazed window to front aspect, radiators, power points, fireplace

**Kitchen Diner**

12'4" x 11'3" (3.76m x 3.45m)

Fitted wall and base units, integrated appliances, inset sink, double glazed windows, side door leading to the garden

**FIRST FLOOR**

**Bedroom**

14'0" x 11'10" (4.29m x 3.63m)

Large double bedroom. With double glazed window, radiator, power points

**Bedroom**

11'10" x 11'3" (3.63m x 3.45m)

Large double bedroom. With double glazed window, radiator, power points

**Bedroom**

7'10" x 6'5" (2.41m x 1.96m)

With double glazed window, radiator, power points

**Bathroom**

Large bathroom with corner bath, low level w.c, wash hand basin, storage cupboards, double glazed windows, heated towel rail

**SECOND FLOOR**

**Bedroom**

17'1" x 9'10" (5.23m x 3.02m)

Large double bedroom. With double glazed window, radiator, power points, door into;

**En-Suite**

Comprising shower, low level w.c, wash hand basin, double glazed window

**EXTERNALLY**

Front Aspect - Large TWO CAR driveway

Rear Aspect - SOUTHERLY FACING landscaped garden with a raised stone patio, perfect for outdoor dining and evening G&T's, and a lower level lawned garden. Fully enclosed and child and pet friendly.

