



**Heyville Road, Wirral CH63 2HZ**

welcome to

## Heyville Road, Wirral

Stylish and spacious semi-detached home in a fantastic family area. Featuring a cosy lounge, dining room, and a large open-plan kitchen/family space, plus three generous bedrooms and a bright loft room with en-suite. A south-westerly facing rear garden, perfect for those who love outdoor living.



## Property Description

Beautifully presented and spacious, this semi-detached home offers modern living in a sought-after family location. With three bedrooms, a versatile loft room with en suite, and generous living space throughout, it's ideal for a growing family with excellent local schools being close by.

To the front, the property benefits from a driveway for two cars. Inside, a light and airy hallway leads into a spacious yet cosy lounge, perfect for relaxing. A dedicated dining room follows, flowing seamlessly into the impressive open-plan kitchen/family room, which provides ample space for cooking, dining, and socialising.

Upstairs offers three generously sized bedrooms, all bright and versatile, along with a well-proportioned family bathroom. The loft has been converted and is now being used as a bright and spacious fourth bedroom with its own en suite, adding valuable flexibility.

The south-westerly facing rear garden is ideal for outdoor living, featuring a patio area, lawn, and a large storage shed at the rear. Bathed in afternoon and evening sun, it's a perfect space for relaxing or entertaining.

Set in a desirable residential area with strong transport links, parks, and convenient local amenities, this home offers space, comfort, and an excellent community feel—making it an ideal choice for families.

## Living Room

14' 1" x 11' 1" ( 4.29m x 3.38m )

## Kitchen

20' 7" x 13' 5" ( 6.27m x 4.09m )

## Dining Room

12' 10" x 11' 4" ( 3.91m x 3.45m )

## Bedroom One

12' x 11' 8" ( 3.66m x 3.56m )

## Bedroom Two

14' 5" x 10' 6" ( 4.39m x 3.20m )

## Bedroom Three

8' 10" x 7' 7" ( 2.69m x 2.31m )

## Bedroom Four

15' 8" x 14' 5" ( 4.78m x 4.39m )



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## Heyville Road, Wirral

- Spacious semi-detached family home
- Three good sized bedrooms with loft room and en suite
- South-westerly facing garden
- Open plan kitchen into family room, perfect for entertaining
- Close to excellent schools and local amenities

Tenure: Freehold EPC Rating: D

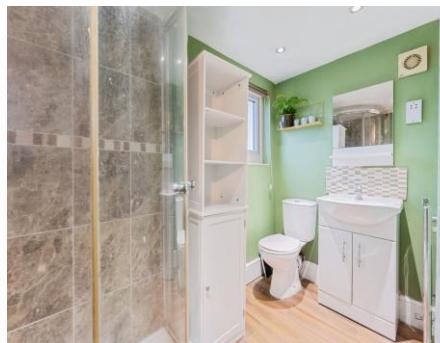
Council Tax Band: C



Total floor area 124.6 m<sup>2</sup> (1,341 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co



**£315,000**



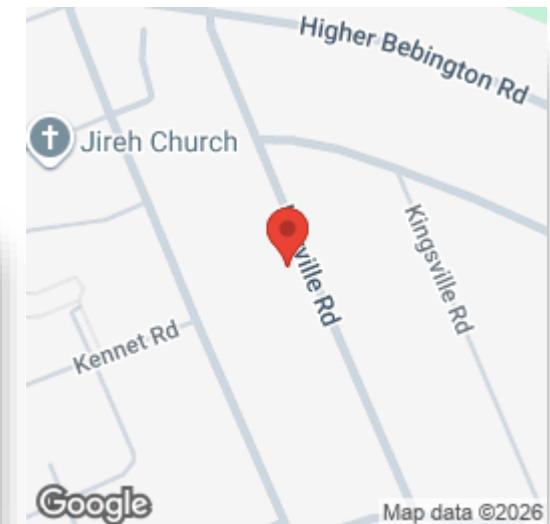
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Property Ref:  
BEB110701 - 0002

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Please note the marker reflects the postcode not the actual property



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