



## Westway, Wirral, Merseyside CH60 8PJ

Offers Over £500,000

 3 Bedroom  2 Reception  1 Bathroom 

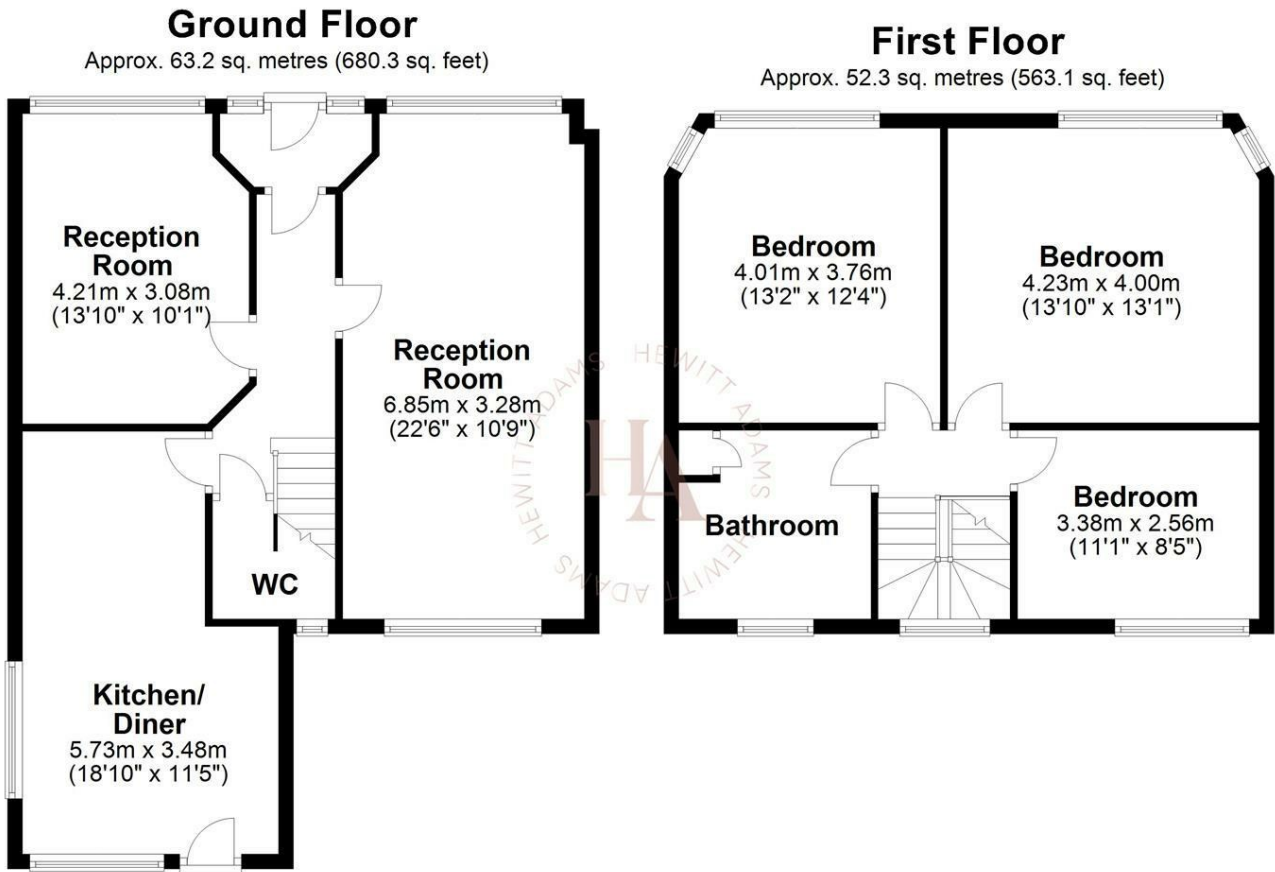
Set on a generous corner plot in the ever-popular Lower Heswall, this three-bedroom detached home is all about location, lifestyle and opportunity. With glimpses across the Dee Estuary towards the Welsh Hills, superb outdoor space and huge scope to extend (subject to planning), this is a property that invites you to dream big.

Perfectly positioned for families and outdoor lovers alike, the home sits within easy reach of Gayton Primary and St Peter's Primary, the beach, and the Wirral Way – ideal for scenic walks, cycling and weekend adventures. Heswall's shops, cafés, pubs and restaurants are also just a short distance away, making day-to-day life wonderfully convenient.

Inside, the accommodation is bright and well proportioned. An entrance porch opens into a welcoming hallway, leading through to a spacious lounge with French doors that spill out onto the rear garden. There's a second versatile reception room – ideal as a dining room, snug or home office – plus a large kitchen diner with garden access, perfect for family life and entertaining. A downstairs WC completes the ground floor.

Upstairs you'll find three generous double bedrooms and a family bathroom, all offering a great foundation for modernisation or re-imagining.

Outside is where this home really shines. The large corner plot provides wrap-around garden space, with lawned areas and a patio ideal for summer entertaining, play or future expansion. To the rear, a private driveway and detached garage offer off-road parking and excellent practicality.



Total area: approx. 115.5 sq. metres (1243.4 sq. feet)  
For illustration purposes only - not to scale



Front Entrance

Hall

Lounge

22'5" x 10'9" (6.85 x 3.28)

Dining Room

13'9" x 10'1" (4.21 x 3.08)

Kitchen Diner

18'9" x 14'8" (5.73 x 4.48)

UPSTAIRS

Bedroom One

13'1" x 12'4" (4.01 x 3.76)

Bedroom Two

13'10" x 13'1" (4.23 x 4.00)

Bedroom Three

11'1" x 8'4" (3.38 x 2.56)

Bathroom

Council Tax Band

E

