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HEWITT ADAMS
ESTATE & LETTING AGENTS

Brimstage Road, Wirral, CH60 1XG

£2,800 PCM

4 Bedroom | 3 Reception | 2 Bathroom | D

Hewitt Adams is delighted to offer To Let this exceptional four-bedroom detached family home, occupying a prime position on the highly sought-after Brimstage Road in Heswall. Ideally located within easy reach of Heswall town centre and its excellent range of amenities, this impressive residence offers spacious and versatile accommodation throughout and is presented to an immaculate standard.

Available on an unfurnished basis from 1st August 2026, the property has been beautifully maintained and is perfectly suited to families seeking generous living space in one of the area's most desirable residential locations.

The accommodation briefly comprises a welcoming entrance porch leading to a hallway, playroom, spacious dual-aspect lounge, downstairs WC, a superb kitchen opening through to the dining area, utility room and an integral double garage.

To the first floor are four well-proportioned bedrooms and a contemporary family bathroom.

A further staircase leads to the second floor, which provides a versatile loft room together with an additional shower room, offering excellent flexibility for a variety of uses.

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Hallway
A welcoming entrance hallway featuring partially tiled flooring with the remainder finished in wood flooring, inset spotlights, radiator and a useful built-in storage unit.

Lounge
28'4x9'10 (8.64mx3.00m)
A spacious dual-aspect lounge enjoying a window to the front elevation and sliding patio doors opening onto the rear garden. Complete with two radiators and offering excellent space for family living and entertaining.

N.B the sliding door will be replaced with a picture window.

Playroom
18'7x11'10 (5.66mx3.61m)
A versatile reception room with a bay window to the front elevation, laminate flooring and radiator.

WC
Fitted with a low-level WC and wash hand basin with mixer tap. Window to the rear elevation, heated chrome towel radiator, tiled walls and tiled flooring.

Kitchen
17'4x10'11 (5.28mx3.33m)
A well-appointed kitchen fitted with a range of wall and base units complemented by Oak-effect work surfaces and tiled splashbacks. Integrated appliances include an electric oven, hob with extractor hood, microwave and dishwasher. There is space for a freestanding fridge freezer. Finished with tiled flooring and inset spotlights, with a window to the rear elevation and sliding doors to the side elevation. An open archway leads through to the dining room.

N.B the sliding door to the right as you look out of the garden will be replaced with a picture window.

Dining Room
14'6x11'11 (4.42mx3.63m)
A superb dining space featuring wood flooring, radiator and sliding patio doors opening onto the rear garden. Door leading to the utility room.

Utility Room
10'6x4'6 (3.20mx1.37m)
Fitted with base units and work surfaces, tiled flooring and radiator. UPVC door to the side elevation and internal access to the garage.

Double Garage
Integral double garage with space and plumbing for a freestanding washing machine and tumble dryer. Housing the gas central heating boiler and heating system. Tiled flooring throughout. A new garage door is due to be fitted.

Landing
Spacious landing with radiator and window to the rear elevation.

Bedroom 1
16'10x11'10 (5.13mx3.61m)
A generous principal bedroom featuring a window to the front elevation, fitted wardrobes and radiator.

Bedroom 2
14'10x11'10 (4.52mx3.61m)
A spacious double bedroom with fitted wardrobes, radiator and window to the front elevation.

Bedroom 3
5'11x11'0 (1.80mx3.35m)
Bedroom with window to the rear elevation and radiator.

Bedroom 4
9'8x8'4 (2.95mx2.54m)
Bedroom with fitted shelving unit, radiator and window to the front elevation.

Bathroom
Shower cubicle, separate Bath, WC, Bidet, sink and taps, partially tiled walls, radiator, window to the rear elevation.

Second Floor

Loft Room
A useful loft room accessed via a spiral staircase, offering excellent versatility as a home office or hobby room. Featuring a window to the side elevation, Velux roof windows and two radiators.

Shower Room
Fitted with a low-level WC and wash hand basin. Laminate flooring, radiator, window to the side elevation and two Velux roof windows.

Externally
To the front of the property is a substantial driveway providing ample off-road parking, together with gated side access leading to the rear garden.

The rear garden enjoys a printed concrete patio area, extensive lawn and a combination of fenced and mature hedge boundaries, creating a private and family-friendly outdoor space

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