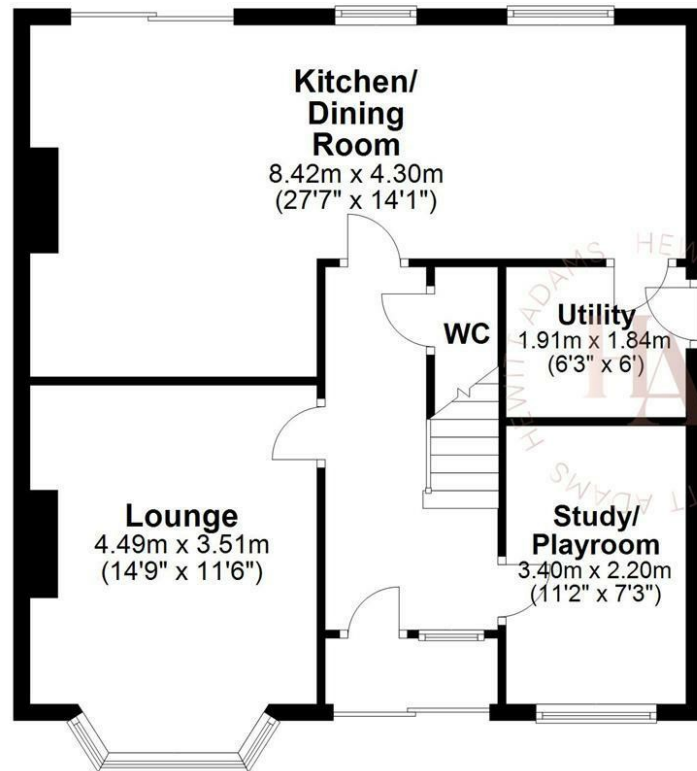




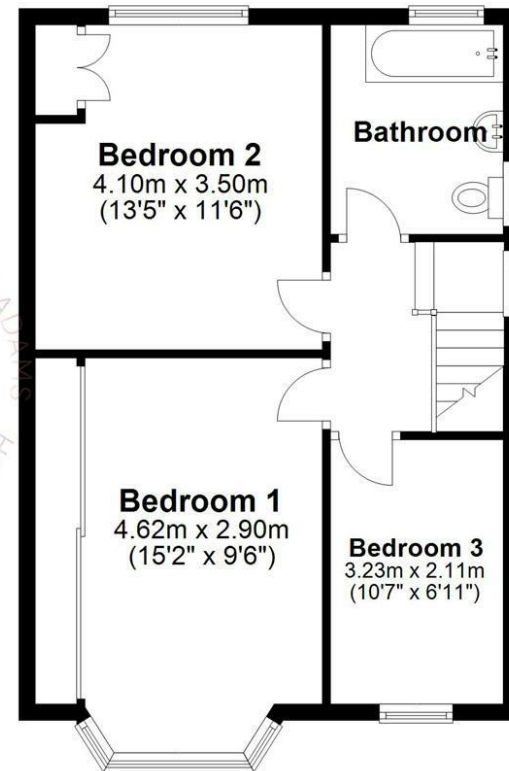
**Ground Floor**

Approx. 68.9 sq. metres (741.7 sq. feet)



**First Floor**

Approx. 49.1 sq. metres (528.0 sq. feet)



Total area: approx. 118.0 sq. metres (1269.7 sq. feet)  
For illustration purposes only - not to scale

**Barnston Road, Wirral, Merseyside CH60 2ST**  
Offers Over £400,000

🛏️ 3 Bedroom   🛋️ 3 Reception   🚿 1 Bathroom   📊 E

**\*\*Three Bedroom Semi - Sought After Heswall Location - Large Rear Garden - Immaculate Condition\*\***

Hewitt Adams is delighted to offer to the market this THREE BEDROOM semi-detached home on Barnston Road in Heswall - a HIGHLY SOUGHT AFTER location, a short distance from the centre of Heswall and also only a short walk from Barnston Primary school.

The property has been SIGNIFICANTLY ENHANCED by the current owners with a KITCHEN DINER KNOCK-THROUGH and the CREATION OF A UTILITY ROOM, as well as a comprehensive re-decoration and a recent GARAGE CONVERSION creating a study / play-room.

In brief the accommodation affords: entrance porch, hall, lounge, w.c, kitchen diner, study / play-room. Upstairs there are three good sized bedrooms and a bathroom.

With generous off-road parking for 2/3 cars and a large PRIVATE REAR GARDEN with patio and lawn.

Fully double glazed and with gas central heating. Call Hewitt Adams on 0151 342 8200 to view this fantastic family home..

**Front Entrance**

Into:

**Porch**

Door into:

**Hall**

Parquet flooring, radiator, stairs to first floor

**W.C**

2'7" x 4'1" (0.79 x 1.26)

W.C, wash hand basin

**Lounge**

11'6" x 14'8" (3.51 x 4.49)

Double glazed bay window, radiator, power points, TV point, fireplace

**Open Plan Kitchen Diner**

27'7" x 14'1" (8.42 x 4.30)

A light and airy open-plan kitchen, dining living room. With fitted kitchen with wall and base units, inset sink, double glazed window, double glazed patio doors to garden, side door to garden, radiator, power points, door into:

**Study / Playroom**

7'2" x 11'1" (2.2 x 3.4)

Double glazed window, radiator, power points

**Utility**

6'3" x 6'0" (1.91 x 1.84)

Comprising wall units and counter top, space and plumbing for washing machine and tumble dryer.

**UPSTAIRS**

**Bedroom One**

9'7" x 15'1" (2.94 x 4.62)

Double glazed bay window, radiator, power points

**Bedroom Two**

11'5" x 13'5" (3.50 x 4.10)

Double glazed window, radiator, power points

**Bedroom Three**

6'11" x 10'7" (2.11 x 3.23)

Double glazed window, radiator, power points

**Bathroom**

6'8" x 8'4" (2.04 x 2.56)

Comprising shower over bath, w.c, wash hand basin, towel rail, tiled walls and floor

**EXTERNALLY**

Front Aspect - Large driveway affording parking for two or more cars, side gate access to the rear

Rear Aspect - A really good sized private rear garden with patio, large lawned garden, garden shed.

