



**Forest Road, Wirral, CH60 5SW**  
**£495,000**

5 Bedroom 2 Reception 2 Bathroom 1 Garden

\*\*Large 5 Bedroom Extended Semi - Backing Onto The Common - Central Heswall Location - Must View\*\*

Hewitt Adams is delighted to offer to the market this IMMACULATE family home located in the CENTRE OF HESWALL, a short stroll from the shops, restaurants and everything the centre of town has to offer. And perfectly placed for families with Heswall Primary School being within easy walking distance also.

Situated on the favoured side of the road BACKING ONTO THE COMMON the property boasts a lovely outlook to the rear and a HUGE REAR garden complete with GARDEN ROOM / OFFICE.

EXTENDED and modernised to a great standard, in brief the home affords: entrance hall, lounge, OPEN-PLAN kitchen dining and living room, office / guest bedroom leading to a shower-room (which can be an en-suite to this room) and a utility and laundry room. To the first floor there are four bedrooms and a modern family bathroom. And the loft conversion offers a further bedroom which is perfect for an older child.

With a garage store area, also accessible from the laundry/utility area off the kitchen. With driveway parking for 2/3 cars and a LARGE REAR GARDEN with a 'covered' BBQ entertaining area and a GARDEN ROOM.

Call Hewitt Adams on 0151 342 8200 to view.

### Front Entrance

Into:

### Hall

Staircase, radiator

### Lounge

13'8" x 10'11" (4.18 x 3.33)

Double glazed window, radiator, power points

### Office / possible bedroom

7'7" x 6'0" (2.33 x 1.84)

Double glazed window, radiator, power points

### Shower-Room

Comprising shower, low level W.C, wash basin, towel rail

### Kitchen Diner

24'9" x 22'6" (7.55 x 6.87)

Modern OPEN-PLAN kitchen dining room with fitted kitchen with wall and base units, central island, integrated appliances, velux windows, double glazed patio doors, opens into:

### Living Room

13'10" x 10'11" (4.22 x 3.33)

Log-burner, radiator, power points

### Laundry Room

Space and plumbing for washing machine and dryer

### Utility Room

Rear door, door into the garage

### UPSTAIRS

#### Bedroom

13'9" x 10'10" (4.21 x 3.32)

Double glazed window, radiator, power points

#### Bedroom

10'11" x 10'1" (3.33 x 3.09)

Double glazed window, radiator, power points

#### Bedroom

10'8" x 6'9" (3.26 x 2.07)

Double glazed window, radiator, power points

#### Bedroom

16'0" x 6'1" (4.88 x 1.86)

Double glazed window, radiator, power points

#### Bathroom

Comprising bath with shower above, low level W.C, wash basin, towel rail

#### LOFT CONVERSION

#### Bedroom

17'5" x 13'2" (5.32 x 4.02)

Double velux glazed window, radiator, power points

(Restricted head-height)

#### EXTERNALLY

With a garage store area, also accessible from the laundry/utility area off the kitchen. With driveway parking for 2/3 cars and a LARGE REAR GARDEN with a 'covered' BBQ entertaining area and a GARDEN ROOM.

