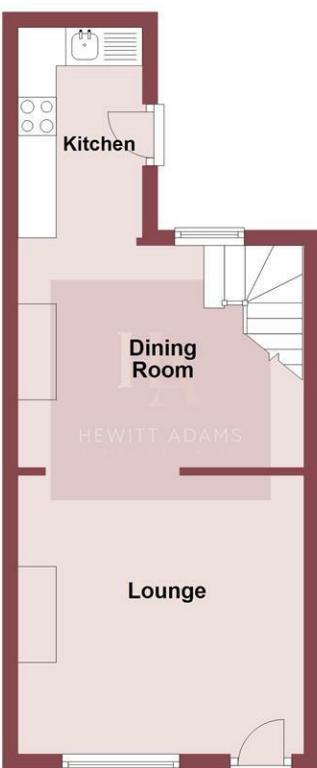
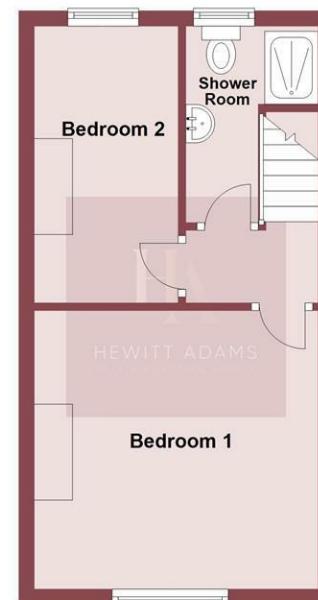




**Ground Floor**



**First Floor**



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.

Plan produced using PlanUp.

## Grange Mount, Heswall, Merseyside CH60 7TB Offers Over £225,000

2 Bedroom 1 Reception 1 Bathroom D

Stylish Two-Bedroom Cottage in the Heart of Heswall – Perfect First-Time Buy or Downsize Gem! – No Chain

Looking for your first home or thinking about downsizing without compromising on style or location? This charming end-terraced cottage on Grange Mount could be "the one!"

Tucked away on a characterful street just a short stroll from Heswall's buzzing town centre, this beautifully presented two-bedroom home puts you right in the heart of the action — think artisan coffee, brunch spots, wine bars, restaurants, and boutique shops all on your doorstep. Yes, please!

Inside, you'll find a cosy yet contemporary layout, including: a welcoming lounge and dining area with a toasty gas stove. Then a modern fitted kitchen perfect for cooking up a storm. You'll find the two well-proportioned bedrooms upstairs, and a bright, upstairs shower room (a big plus – no downstairs bathroom here!)

Step outside and you'll discover a sun-trap garden and decked terrace — ideal for morning coffees or evening drinks. There's also a generous lawn area for those with green fingers or small pets, plus on-street parking and a handy bus stop just minutes away.

Grange Mount is loved for its charm, character, and unbeatable location – and this little gem is no exception.

### Front Entrance

Into:

### Lounge

11'11" x 12'3" (3.64 x 3.74)

Stone tiled floor, double glazed window to front aspect, radiator, power points, TV point, opens into:

### Dining Area

12'0" x 9'6" (3.66 x 2.91)

Stone tiled floor, radiator, store cupboard, breakfast bar, staircase to first floor, opens into:

### Kitchen

9'0" x 5'4" (2.75 x 1.63)

Fitted kitchen with integrated oven and hob, worktop surfaces, inset sink, stone tiled floor, space and plumbing for a washing machine and a dryer, double glazed window, rear door to outside

### Stairs/Landing

Leading to the bedrooms and bathroom

### Bedroom One

12'2" x 11'11" (3.71 x 3.64)

Double glazed window to front aspect, radiator, power points

### Bedroom Two

11'10" x 6'2" (3.62 x 1.89)

Double glazed window to rear aspect, radiator, power points

### Shower Room

Shower, low level W.C, wash hand basin, towel rail

### EXTERNALLY

Landscaped rear garden with patio area, a good sized established lawned garden, and a timber decked terrace

