



Total area: approx. 179.2 sq. metres (1929.0 sq. feet)
For illustration purposes only - not to scale

Carol Drive, Heswall, Merseyside CH60 2SX
£350,000

3 Bedroom 2 Reception 1 Bathroom

****Extended Three Bedroom Semi - Loft Room - Large Plot - Sold With No Chain!!****

Set on a generous plot and just a short stroll from central Heswall, this extended semi-detached home offers fabulous space, versatility and an unbeatable location. As well as the potential to further develop the property subject to planning.

The ground floor features a porch, hallway with WC, a front sitting room that opens into a bright extended lounge-diner with patio doors to the garden, plus a fitted extended kitchen with access to utility spaces and the garage. In the agents opinion there is great scope to 'knock-through' the kitchen into the lounge diner to create a fantastic modern open-plan area. (STPP)

Upstairs are three well-proportioned bedrooms and a modern bathroom, along with a large loft room (accessed via staircase) offering excellent potential for a fourth bedroom, office or studio, subject to planning.

Outside, there's off-road parking, a garage, and a spacious rear garden with patio—ideal for relaxing or entertaining.

Freehold. Council Tax Band D. Ultrafast broadband available. Sold with NO ONWARD CHAIN.

Front Entrance

Into;

Porch

Door into;

Hall

Staircase, radiator

W.C

W.C, wash hand basin

Sitting Room

Double glazed window, radiator, power points, double doors into;

Living / Dining Room

Large extended reception room with double glazed sliding doors out to the garden, radiator, power points (Scope to knock through into kitchen diner - STPP)

Kitchen

Fitted kitchen with wall and base units, inset sink, integrated oven and hob, double glazed window, side door leading to utility spaces, outhouses and garage

UPSTAIRS

Bedroom One

Double glazed window, radiator, power points, fitted wardrobes

Bedroom Two

Double glazed window, radiator, power points

Bedroom Three

Double glazed window, radiator, power points, fitted wardrobes

Bathroom

Stunning modern bathroom with bath with shower above, vanity wash basin, tiled floor and part tiled walls, heated towel rail, double glazed window

LOFT ROOM

Large loft room with double glazed windows and central

heating.

*Scope to convert into a large full dormer - *STPP

EXTERNALLY

Outside, there's off-road parking, a garage, and a spacious rear garden with patio—ideal for relaxing or entertaining.

