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HEWITT ADAMS
ESTATE & LETTING AGENTS



Rectory Lane, Wirral, CH60 4RY

£895,000

4 Bedroom | 2 Reception | 1 Bathroom | C

Set on a generous plot along one of Lower Heswall's most prestigious roads, this beautifully modernised detached home offers an exceptional opportunity to secure a standout property in one of the Wirral's most sought-after locations. Even better, it's offered with no onward chain, making for a smooth and straightforward move.
From the moment you step inside, the home feels instantly bright, airy and welcoming, with natural light pouring in and enhancing the sense of space throughout. The ground floor begins with an impressive dining hallway featuring elegant parquet flooring, which continues seamlessly into the large living room — perfect for relaxed evenings and entertaining guests.

At the heart of the home sits the superb kitchen diner, designed with both style and practicality in mind. With a central island, generous storage, integrated appliances and a handy utility room, this is a space made for modern living.

Upstairs, you'll find four well-proportioned double bedrooms - all enjoying wonderful estuary views and two benefiting from built-in wardrobes, alongside a sleek and modern family bathroom completing the first floor.

Outside, the property continues to impress. A substantial driveway provides ample off-road parking, while the rear offers a private patio area ideal for al fresco dining. To the front and side, the home is framed by an expansive and beautifully maintained lawned garden — perfect for families, keen gardeners, or anyone who loves outdoor space.

www.hewittadams.co.uk | A: 20 Pensby Road, Heswall, CH60 7RE | T: 0151 342 8200

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Front Entrance
Into;

Porch
Tiled floor, door into;

Dining Hall
14'2" x 12'6" (4.33 x 3.83)
A fabulously inviting and versatile space with parquet flooring, radiator, power points

Living Room
19'1" x 10'10" (5.84 x 3.31)
Parquet flooring, radiator, power points, TV point

Kitchen Diner
15'7" x 13'6" (4.77 x 4.14)
Stylish modern shaker style kitchen with fitted wall and base units, central island with quartz worktops, inset sink, integrated appliances, double glazed window, door to;

Utility
5'6" x 4'11" (1.68 x 1.51)
Space and plumbing for washing machine. double glazed window, inset sink

Sitting Room
This stunning sitting room is the latest addition to the property, having been thoughtfully converted from the former garage to create a fantastic additional living space. Beautifully presented throughout, the room benefits from windows to both the front and side elevations, allowing plenty of natural light, along with stylish LVT flooring and a radiator.

UPSTAIRS

Bedroom One
20'4" x 10'4" (6.22 x 3.17)
Double glazed windows with estuary views, radiator, power points, wardrobes

Bedroom Two
12'1" x 11'5" (3.70 x 3.48)
Double glazed windows with estuary views, radiator, power points, wardrobes

Bedroom Three
11'5" x 10'0" (3.48 x 3.07)
Double glazed windows with estuary views, radiator, power points,

Bedroom Four
14'0" x 10'2" (4.29 x 3.10)
Double glazed windows with estuary views, radiator, power points

Family Bathroom
Modern stylish bathroom with tiled bath with shower above, low level w.c, wash hand basin vanity. heated towel rail, double glazed window

EXTERNALLY
A substantial driveway provides ample off-road parking, while the rear offers a private patio area ideal for al fresco dining. To the front and side, the home is framed by an expansive and beautifully maintained lawned garden — perfect for families, keen gardeners, or anyone who loves outdoor space.

Council Tax Band
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