



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms 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.

Downham Road North, Heswall, Wirral CH61 6UN

£325,000

3 Bedroom 2 Reception 1 Bathroom

Three Bedroom - Popular Heswall Location - Large Sandstone Cottage / Garden Room - Sold With No Chain!

Hewitt Adams is delighted to offer to the market this THREE BEDROOM semi on Downham Road North in Heswall. This is a popular location given the close proximity to the CENTRE OF HESWALL and also Heswall Primary which is a short walk away.

Coming to the market in EXCELLENT CONDITION, the property boasts a modern kitchen and bathroom and has the unique selling point of a large sandstone cottage / OUTBUILDING / GARDEN ROOM that is ideal for a home office, bar or games room.

In brief the accommodation affords: entrance hall, lounge, open-aspect kitchen diner, w.c. Upstairs there are three bedrooms and a modern bathroom. With a good-sized conservatory overlooking the private rear garden.

With generous off-road driveway parking, a detached garage and a GENEROUS REAR GARDEN laid to patio and lawn, and with the large sandstone cottage that would make a fantastic garden office, games room or home bar!

Sold with NO ONWARD CHAIN - Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Porch

Tiled floor, door into;

Hall

Stairs, radiator, power points

W.C

W.C, wash hand basin

Lounge

12'1" x 15'8" (3.7 x 4.8)

Double glazed window, radiator, power points, fireplace, double doors to dining room

Kitchen Diner

9'1" x 19'10" (2.78 x 6.06)

Modern fitted kitchen with granite worktops, inset sink, integrated oven and hob, integrated dishwasher, integrated fridge and freezer, pantry cupboard, double glazed window, side door to garden, sliding doors from the dining area to;

Conservatory

10'0" x 16'0" (3.06 x 4.9)

Tiled floor. Overlooking the garden

UPSTAIRS

Bedroom One

12'6" x 11'6" (3.83 x 3.51)

Double glazed window, radiator, power points, wardrobes

Bedroom Two

11'9" x 9'8" (3.60 x 2.97)

Double glazed window, radiator, power points, wardrobes

Bedroom Three

6'5" x 7'4" (1.97 x 2.26)

Double glazed window, radiator, power points, wardrobes

Shower-Room

Modern Shower-Room comprising shower, low level W.C, wash hand basin vanity, fully tiled, underfloor heating. double glazed window

EXTERNALLY

With generous off-road driveway parking, a detached garage and a GENEROUS REAR GARDEN laid to patio and lawn, and with the large sandstone outbuilding.

Outbuilding / Cottage

10'0" x 21'3" (3.05 x 6.5)

Sandstone cottage that could be a fantastic home-office, games room or bar. Or could be converted into a annexe.

