



## Barnston Road, Heswall, Wirral CH60 2SW

Offers Over £650,000

 5 Bedroom  3 Reception  1 Bathroom  F

**\*\*Stunning 1920s DETACHED Family Home - Modernised - South Facing Garden - Must View\*\***

Hewitt Adams is thrilled to offer to the market this IMMACULATE and RECENTLY MODERNISED 5 bedroomed DETACHED family home located on the POPULAR Barnston Road in Heswall - within the CATCHMENT AREA for local schools, and only two minutes in the car from the CENTRE OF HESWALL and all of the towns amenities.

The current owners have SIGNIFICANTLY IMPROVED the property - with NEW LUXURY BATHROOM, comprehensive decoration, and the addition of a new ORANGERY. They have also converted the property from 4 to 5 bedrooms!

In brief the accommodation affords: entrance hall, lounge, dining room, NEW orangery, snug, kitchen and downstairs W.C. Upstairs there are FIVE BEDROOMS, a NEW LUXURY four-piece bathroom and a further W.C.

Externally there is off-road driveway parking, lawned front garden and to the rear a SOUTHERLY FACING landscaped private rear garden. With a Garage.

An IDEAL FAMILY HOME. Call Hewitt Adams on 0151 342 8200 to view.



Front Entrance

Into:

Hall

Parquet flooring, radiator, power points

Lounge

17'8" x 13'5" (5.4 x 4.11)

Fireplace, double glazed windows, radiator, power points

Dining Room

11'9" x 14'1" (3.6 x 4.3)

Double glazed sliding doors into the orangery, log-burner, radiator, power points, TV point

Orangery

11'5" x 14'1" (3.5 x 4.3)

Lantern ceiling, radiator, power points, tiled floor, bi-folding doors to garden

Snug

11'9" x 11'5" (3.6 x 3.5)

Double glazed window, radiator, power points, log-burner, door into:

Kitchen

7'2" x 11'9" (2.2 x 3.6)

Modern kitchen with oak worktops, inset sink, space for white-goods, double glazed windows, door into the garage, door into a utility area housing boiler and washing machine

W.C.

W.C, wash hand basin, wood panelled walls

UPSTAIRS

Bedroom One

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

Double glazed window, radiator, power points, fitted wardrobes

Bedroom Two

11'9" x 14'1" (3.6 x 4.3)

Double glazed window, radiator, power points, fitted wardrobes

Bedroom Three

11'9" x 9'10" (3.6 x 3.00)

Double glazed window, radiator, power points

Bedroom Four

8'4" x 8'11" (2.56 x 2.74)

Double glazed window, radiator, power points

Bedroom Five

8'5" x 7'11" (2.57 x 2.43)

Double glazed window, radiator, power points

Bathroom

NEW LUXURY bathroom with shower, free standing roll-top bath, W.C, wash hand basin, towel rail, tiled floor

W.C.

W.C with vanity unit

EXTERNALLY

Front Aspect - Driveway affording off-road parking for 2/3 cars, lawned front garden, side gate access to the rear garden

Rear Aspect - SOUTHERLY FACING rear garden with patio, lawned garden, decked area

