



## Hillside Road, Wirral, CH60 0BH

Offers In The Region Of £685,000

4 Bedroom 1 Reception 2 Bathroom A

**\*\*Modern Four Bedroom Detached Family Home in Council Tax band E - A Rated Energy Efficiency - Central Heswall Location\*\***

Hewitt Adams is delighted to welcome to the market this modern ARCHITECTURALLY DESIGNED four bedroom detached family home located on the POPULAR Hillside Road in Heswall - a short walk from the CENTRE of town and all its amenities, and within the CATCHMENT area for Gayton Primary.

Split across three floors this contemporary home also enjoys far-reaching views, even enjoys a vista across the estuary and over to Wales. In brief the accommodation affords, entrance hall, plantroom, utility area. The first floor then provides a large open-plan lounge diner and kitchen that opens out onto the garden, with two double bedrooms and a modern bathroom. The second floor then offers a further two bedrooms and a second bathroom.

With a generous gated front driveway, and two good sized garden areas at the front and the rear. With disabled access to the property at the rear.

All in all - a very modern, stylishly appointed and highly energy efficient family home in a very desirable location. The property benefits from under floor heating, an air source heat pump, solar panels with an inverter and battery.

Call Hewitt Adams on 0151 342 8200 to view.



Front Entrance

Into:

Porch

With an opening window, switched double outlet 13-amp socket. Door to:

Hall

Under floor heating, switched double outlet 13-amp socket , control panel for security alarm, tall store cupboard, stairs to upper ground floor

Plant Room

8'10" x 5'2" (2.70 x 1.59)

Air source heat pump reservoir and control panel, Sunsynk Inverter with battery, fuse boxes, two switched double outlet 13-amp sockets

Utility

9'0" x 5'11" (2.75 x 1.81)

Wall and base units, inset sink, space and plumbing for washing machine upright fridge freezer, storage cupboard with electricity meter, two switched double outlet 13-amp sockets

W.C.

W.C, wash hand basin with a small storage cupboard

Upper Ground Floor

Kitchen

7'5" x 11'0" (2.27 x 3.37)

Under floor heating, wall and base units, inset sink, integrated oven and grill, breakfast bar counter-top, counter top gas burners, lantern ceiling, double glazed lantern ceiling, integrated fridge freezer, space for dishwasher, double glazed window, five switched double outlet 13-amp sockets

Living Dining Room

23'4" x 10'8" (7.13 x 3.27)

Under floor heating, triple glazed patio doors to the front opening onto raised lawn, two switched double outlet 13-amp sockets, telephone and broadband input sockets, tv aerial socket, triple glazed patio doors to the rear opening onto landscaped garden, two switched double outlet

13-amp sockets in dining area. There is also a gas point to allow for a gas fire log effect/ living flame or otherwise should it be desired.

Shower Room

8'1" x 5'7" (2.48 x 1.72)

Comprising walk in shower, wash hand basin vanity, w.c, heated towel rail, part tiled

Bedroom Two

9'5" x 8'11" (2.89 x 2.74)

Under floor heating, triple glazed window, three switched double outlet 13-amp sockets, integrated wardrobe

Bedroom Three

9'5" x 8'3" (2.88 x 2.53)

Under floor heating, triple glazed window, three switched double outlet 13-amp sockets , integrated wardrobe

First Floor

Landing - Sufficient space for recreation or study with three switched double outlet 13-amp sockets

Bedroom One

10'9" x 16'8" (3.29 x 5.09)

Under floor heating, triple glazed sliding doors to balcony, three switched double outlet 13-amp sockets, tv aerial socket, eaves storage

Bedroom Four

9'5" x 8'2" (2.88 x 2.51)

Under floor heating, triple glazed window, three switched double outlet 13-amp sockets

Bathroom

9'5" x 5'11" (2.88 x 1.81)

Comprising bath with shower above, w.c, wash hand basin vanity, heated towel rail, two Velux windows

Externally

Front - a generous gated driveway with parking for multiple cars and two thirteen- amp outlets for electrical vehicle charging.

Rear - Low maintenance, landscaped garden with disabled gated access to South Drive, with two thirteen-amp electric outlets. Side access to front garden and garden shed.

