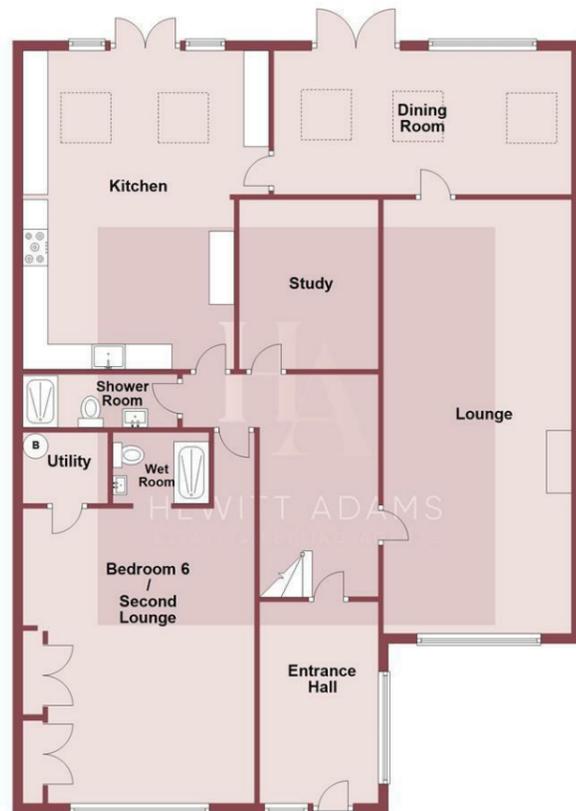




Ground Floor



First Floor



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

## Davenport Road, Wirral, Merseyside CH60 9LF

Offers Over £600,000

🛏️ 5 Bedroom   🛋️ 3 Reception   🚿 4 Bathroom   📊

\*\*Five / Six Bedroom Family Home - Estuary Views - Sought After Lower Heswall Location - Large Garden\*\*

\*\*Video tour of the Gardens available below\*\*

Hewitt Adams is delighted to market this large 5 / 6 Bedroom DETACHED family home located on Davenport Road in Lower Heswall, enjoying breathtaking frontal VIEWS ACROSS THE DEE ESTUARY. The house is a short walk away from the Wirral Way and Heswall Town Centre is a few minutes away in the car. The property is within the CATCHMENT AREA for Gayton & St Peters Primary schools.

The property is a well loved family home and offers a versatile family friendly floor-plan accommodating 5 or even 6 bedrooms - if a downstairs bedroom is required, with two en-suites, a main family bathroom, lounge and dining room and a classic shaker style kitchen with granite worktops, a downstairs study and a down-stairs modern shower-room. With a large block-paved driveway affording parking for several cars. Externally there is a very generous rear garden comprising of patio areas and a large lawn.

A particular selling feature of this wonderful family property are the fantastic estuary views from the upstairs bedrooms and landing. There is also scope for a balcony, subject to planning, coming off the landing to the front of the property.

## Front Entrance

### Hall

Wooden flooring, fitted storage cupboards, power point, double glazed windows

### Lounge

28'5x12'4 (8.66mx3.76m)

Large family lounge with wooden flooring, double glazed window to front aspect, gas fireplace with stone surround, radiator, power points, TV point, door into:

### Dining Room

19'6x9'5 (5.94mx2.87m)

Wooden flooring, double glazed patio door to garden, radiator, power points, Velux windows

### Kitchen

26'00x16'2 (7.92mx4.93m)

Classic high quality shaker style kitchen with wooden wall and base units, granite worktops, Rangemaster style cooker, inset sink, integrated fridge and freezer, integrated dishwasher, integrated wine cooler, integrated washing machine, integrated coffee machine, tiled floor with underfloor heating, power points, central breakfast island with granite top, double glazed doors to garden

### Study

11'1x9'2 (3.38mx2.79m)

Radiator, power points, wooden flooring

### Bedroom 6 / Second Lounge

Double glazed window to front aspect, radiator, power points, fitted wardrobes.

### Wet-Room

Shower, low level W.C, wash hand basin

### Utility Area

Housing washing machine, wall mounted boiler

### Downstairs Shower-Room

Modern suite comprising: shower, low level W.C, wash hand basin, fully tiled

## UPSTAIRS

### Bedroom 1

13'6x13'2 (4.11mx4.01m)

Double glazed window to front aspect offering fantastic views across the Dee, fitted wardrobes, radiator, power points, integral storage cupboard, door into:

### En-Suite

Comprising; shower, low level W.C, wash hand basin, tiled floor, towel rail, double glazed window to rear

### Bedroom 2

15'3x8'10 (4.65mx2.69m)

Double glazed window to rear aspect overlooking the garden, radiator, power points, fitted wardrobes

### Bedroom 3

10'8x9'3 (3.25mx2.82m)

Double glazed window to rear aspect overlooking the garden, radiator, power points, fitted wardrobes

### Bedroom 4

12'3x9'1 (3.73mx2.77m)

Double glazed window to rear aspect, fitted bedroom furniture

### Bedroom 5

12'6x11'2 (3.81mx3.40m)

Double glazed window to front aspect, fitted wardrobes, radiator, power points

### Bathroom

Comprising: free standing bath, low level W.C, wash hand basin

## EXTERNALLY

Front Aspect - Block paved driveway

Rear Aspect - Large rear garden comprising of patio areas and a large established lawn, with high hedgerows offering great levels of privacy, hot tub also included in the sale.

Side Aspect - Large storage area to side of the house which is fully insulated, with power and fitted units. Fantastic storage space.

