www.hewittadams.co.uk
HEWITT ADAMS
ESTATE & LETTING AGENTS

Laurel Avenue, Wirral, CH60 7SU

£350,000

3 Bedroom | 2 Reception | 1 Bathroom

Three Bedroom Detached Bungalow - Sought After Heswall Location - Huge Potential - No Chain

Hewitt Adams is delighted to offer to the market with NO ONWARD CHAIN this DETACHED three bedroom bungalow close to the HEART OF HESWALL on Laurel Avenue in Heswall, a short walk from all of Heswall's amenities.

The bungalow offers HUGE POTENTIAL and is a charming and exciting blank canvas. Most notable is the HUGE LOFT where there is already one loft room, but space for a LARGE LOFT COVERSION - subject to consents and regs being obtained*

In brief the property affords; entrance porch, lounge, dining room, kitchen, three bedrooms, bathroom and a rear porch. With a huge loft area that is ripe for potential development. With a driveway, GARAGE, front garden and SOUTHERLY FACING sunny aspect rear garden.

Call Hewitt Adams on 0151 342 8200 to view.

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Front Entrance
Into;

Porch / Hall
Door into;

Lounge
12'5" x 13'5" (3.8 x 4.1)
Double glazed windows, radiator, power points, fireplace

Dining Room
11'9" x 8'10" (3.6 x 2.7)
Double glazed windows, radiator, power points, door to rear porch

Kitchen
2.3 x 3.4
Wall and base units, inset sink, spaces for white goods

Rear Porch
Opening out to the garden

Bedroom
10'9" x 9'10" (3.3 x 3.0)
Double glazed window, radiator, power points, wardrobes

Bedroom
11'1" x 9'5" (3.4 x 2.88)
Double glazed window, radiator, power points, wardrobes

Bedroom
9'10" x 8'6" (3.0 x 2.6)
Double glazed window, radiator, power points, wardrobes

Bathroom
Comprising bath, low level w.c, wash hand basin

LOFT SPACE - CONVERSION POTENTIAL
*Subject to planning and consents

Loft room 1 - 9.8m x 3.7m

Loft room 2 - 3.6m x 3.6m

EXTERNALLY
With a driveway, Garage, front garden and SOUTHERLY FACING sunny aspect rear garden.

Council Tax Band
E

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