



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.

## Well Lane, Heswall, Merseyside CH60 8NE

£525,000

3 Bedroom 3 Reception 2 Bathroom

**PUBLIC NOTICE**

1 Well Lane, Gayton, Heswall, CH60 8NE

We are acting in the sale of the above property and have received an offer of £515,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

\*\*\*Detached Bungalow On Well Lane - Sought After Gayton Location - Large Plot & Characterful Home - Fabulous Development Potential - South Facing Garden - No Chain!\*\*\*

Hewitt Adams is delighted to offer to the market Gayton Lodge - a characterful DETACHED family bungalow located on the prestigious Well Lane in Gayton, the property is located close to the centre of Heswall which is certainly within walking distance. The property is also well situated for commuters who want quick access onto the Chester High Road or out to Clatterbridge.

Built in 1952 Gayton Lodge has been a much loved family home. This substantial bungalow offers plenty of living space. It also sits within a LARGE PRIVATE PLOT with a a generous front driveway and a substantial SOUTH FACING rear garden. There is therefore also plenty of scope to extend / develop the property - subject to planning.

**Front Entrance**

Into:

**Hall**

Parquet flooring, beamed ceiling, fireplace, double glazed windows to front aspect, radiator

**Dining Room**

10'3x8'11 (3.12mx2.72m)

Double glazed window to front aspect, parquet flooring, power points

**Lounge**

12'11 x 10'7 (3.94m x 3.23m)

Double glazed patio door to rear, power points, radiator, fireplace, beamed ceiling, TV point

**Sitting Room**

18'9 x 10'7 (5.72m x 3.23m)

Double glazed window to rear aspect, double glazed patio door to rear garden, radiator, power points, beamed ceiling, storage cupboards

**Kitchen**

12'11 x 10'2 (3.94m x 3.10m)

Fitted wall and base units, inset sink, integrated oven and grill, integrated hob, double glazed window to front aspect, tiled floor, door to:

**Utility passage**

Door out to garden, wall and base units, space and plumbing for white goods, door into Garage

**Bedroom 4**

16'5 x 9'4 (5.00m x 2.84m)

Double glazed window to rear aspect, radiator, power points

**Bedroom 1**

14'10 x 12'11 (4.52m x 3.94m)

Double glazed windows to rear and side aspect, fitted wardrobes, power points, radiator, vanity hand washbasin

**Bedroom 2**

11'5 x 8'4 (3.48m x 2.54m)

Double glazed window to rear, radiator, power points

**Bedroom 3**

11'5 x 8'11 (3.48m x 2.72m)

Double glazed window to front aspect and side aspect, radiator, power points

**Bathroom**

Comprising panel bath, wash hand basin, fully tiled, double glazed to front aspect

**Wet-Room**

Comprising Shower, W.C, Wash hand basin

**W.C**

W.C, tiled floor and part tiled walls

**EXTERNALLY**

Front Aspect - Generous front driveway affording parking for multiple cars, space for motorhomes and so forth.

Rear Aspect - Substantial SOUTH FACING garden with patio area, large lawned garden, pond, mature trees and hedgerows

Garage - A huge brick-built garage.

