



GROUND FLOOR
APPROX. FLOOR
AREA 1033 SQ. FT.
(116.1 SQ. M.)

FIRST FLOOR
APPROX. FLOOR
AREA 1077 SQ. FT.
(100.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 2000 SQ. FT. (246.2 SQ. M.)
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, windows, doors and other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The actual appearance and dimensions of the property may vary and no guarantee as to their accuracy or efficiency can be given.
Made with Floorplan-creator

Rectory Lane, Wirral, Merseyside CH60 4RZ

£725,000

4 Bedroom 3 Reception 6 Bathroom D

****Large Detached Family Home - Approx 2,500 SQFT - Sought After Lower Heswall Location - Estuary Views - Sold With No Onward Chain****

Hewitt Adams is delighted to offer Maybank to the marketplace. Offering stunning views of the Dee Estuary this property is an outstanding detached 4 bedroom, family home in a sought after part of Lower Heswall and is within the catchment area of local schools and in walking distance of village amenities, bus stops and Heswall shore. Located in a lovely PRIVATE PLOT.

The property itself has been extended and cosmetically enhanced by the current owners over the years and it is an immaculate and homely family property. In brief the property offers 4 bedrooms, three en-suite bathrooms, a family bathroom, a further two W.C toilets, family lounge, dining room, snug, study and a dining kitchen.

With double glazing, gas central heating, a double garage and large established gardens to the front, side and rear of the property. Occupying a fantastic private plot - this really is a superb setting for a family home.

Properties of this quality in such an enviable location with views are rare to the market and Hewitt Adams urge interested parties to book a viewing to fully appreciate this quality, family friendly, living space. Call 0151 342 8200 today to book your viewing.

*N.B 'Google street view' does not take you to the the property being sold it is just used as general street guide.

Front entrance

Reception Hall

W.C / Cloakroom

Lounge

20'1"x17'3" (x) (6.12x5.26 (x))

Bay window to front aspect, radiator, recessed spot lighting, feature recessed log burner in inglenook style fireplace with oak beam mantel, power points, tv point, double doors into;

Dining Room

15'1"x11'6" (x) (4.60x3.51 (x))

Sliding patio doors to garden, coved ceiling, feature fireplace, radiator, power points, door into;

Kitchen / Family Snug

21'5"x18'5" (x) (6.53x5.61 (x))

Radiator, Power points, Fireplace, Feature book-shelves to side wall, upvc rear doors to garden, window to side aspect enjoying garden views. Kitchen aspect offers; fitted wall and base units, surface worktops, inset sink and drainer, gas range grill/oven with hob and extractor hood above, tiled flooring, glazed door into kitchen pantry which offers fitted shelving and space for fridge and freezer.

W.C

Tiled floor, W.C, Wash hand basin,

Utility room

Tiled flooring, radiator, space for washing machine, sink in vanity encasement, door to garden

Office / Study

10'10"x8'10" (x) (3.30x2.69 (x))

Glazed double doors, sliding patio door to garden, power points, radiator, coved ceiling

UPSTAIRS

Landing

Large landing space with airing cupboard, radiator, power points, loft access, picture rail, storage cupboard

Bedroom 1

17'8"x15'5" (x) (5.38x4.70 (x))

Window to side aspect, radiator, power points, tv point

Ensuite

Tiled floor, W.C, Wash hand basin, walk-in-shower, tiled walls, double glazed frosted window

Bedroom 2

15'9"x10'11" (x) (4.80x3.33 (x))

Window to front aspect, radiator, sliding patio door to Juliet balcony with wonderful Dee Estuary views, fitted wardrobes

Ensuite 2

Tiled floor and walls, double glazed window, W.C, Wash hand basin, towel rail, walk-in-shower

Bedroom 3

12'6"x11'7" (x) (3.81x3.53 (x))

Double glazed windows to side and rear, radiator, power points,

Bedroom 4

10'10"x9'4" (x) (3.30x2.84 (x))

Radiator, fitted wardrobes with sliding mirrored doors hiding en-suite three, double glazed to side elevation

Ensuite 3

Walk-in-Shower, W.C, Wash hand basin in vanity encasement, , double glazed to side, partially tiled walls

Family Bathroom

Tiled flooring, three piece suite comprising of low level w.c, wash hand basin, free standing roll top bath with claw feet and shower attachment, double glazed to rear aspect

Externally

To the front aspect of the property there is a large sweeping gravel driveway, established trees surrounding the property and with a generous front lawn. With security lighting and steps to the front entrance and a side gate to the rear.

The rear gardens are comprised of various sections - allowing you sun lovers to chase the sun throughout the day. With patio sections, lawn, shrubbed borders, established trees.

Double Garage

With electric up and over doors, power lighting, door leading to garden and further access into the utility room.

Loft

Ample loft space for storage.

