



Total area: approx. 184.0 sq. metres (1980.3 sq. feet)  
For illustration purposes only - not to scale

## Dalesway, Heswall, Wirral CH60 4RU

Offers In The Region Of £525,000

3 Bedroom 2 Reception 2 Bathroom E

**\*\*Three Bedrooms - Detached - Incredible Lower Heswall Location - One Of A Kind Views! - No Chain\*\***

Hewitt Adams is thrilled to have the opportunity to showcase this fantastic property on the SOUGHT AFTER Dalesway in Lower Heswall. The property itself actually BACKS ONTO the Heswall Dales - providing a stunning VIEW across this nature reserve, and with impressive ESTUARY VIEWS beyond! With huge SCOPE TO EXTEND, \*STPP, to the rear and over the garage.

It is incredibly rare that properties with this UNIQUE BACKDROP come to the market! With a WESTERLY FACING garden - the property is flooded with natural light, and enjoys tremendous SUNSETS!

In the agents opinion, this property gives people the opportunity to CREATE THEIR DREAM HOME with a view!

In brief the accommodation affords; entrance hall, lounge, dining room, sun-room, kitchen, utility and workshop, downstairs bedroom / snug. Upstairs there are two double bedrooms - both with INCREDIBLE ESTUARY VIEWS, and the main shower-room and w.c.

Externally there is a driveway, garage, front lawned garden - and to the rear is a WESTERLY FACING garden that backs onto the Dales!

**Front Entrance**

Into;

**Hall**

Radiator, power points, staircase, under-stair cupboard

**Lounge**

12'10" x 20'6" (3.93 x 6.27)

Double glazed windows with dual aspect. Incredible views across the garden over the Heswall Dales and with the estuary in the distance. Radiators, power points, open fireplace

**Bedroom Three**

9'11" x 8'2" (3.03 x 2.49)

Currently used as a snug.

Radiator, power points, double glazed window

**Dining Room**

9'9" x 8'8" (2.98 x 2.66)

Radiator, power points. Opens into:

**Sun Room**

9'6" x 9'6" (2.90 x 2.90)

Double glazed windows with panoramic views across the Heswall Dales and over the estuary to the Welsh hills. Door to rear garden

**Kitchen**

9'9" x 11'11" (2.98 x 3.64)

Wall and base units, inset sink, integrated oven and hob, space for dishwasher, space for fridge freezer, double glazed window

**Utility & Workshop**

Double glazed window, power points, space and plumbing for washing machine

**UPSTAIRS**

**Bedroom One**

12'11" x 16'7" (3.96 x 5.07)

Double glazed windows with triple aspect panoramic views across the Heswall Dales and over the estuary towards the Welsh hills, radiator, power points, integrated wardrobes

**Bedroom Two**

9'10" x 15'7" (3.02 x 4.76)

Double glazed windows with dual aspect panoramic views across the Heswall Dales and over the estuary towards the Welsh hills, radiator, power points, integrated wardrobes

**Shower-Room**

Comprising shower, wash hand basin, radiator, power points, tiled walls, double glazed window

**W.C**

W.C

**EXTERNALLY**

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