



Total area: approx. 122.3 sq. metres (1316.5 sq. feet)  
For illustration purposes only - not to scale

## Laurel Avenue, Heswall, CH60 7SU

Offers Over £450,000

4 Bedroom 2 Reception 2 Bathroom

A true hidden gem in the heart of Heswall! Perfectly positioned just a stone's throw from the vibrant town centre, this beautifully extended Edwardian home offers the perfect blend of character, space, and modern living — all tucked away on a quiet road a short walk from the centre of Heswall.

Set proudly on a corner plot and just a short stroll (around 100 metres) from the picturesque Puddydale, this stunning home is brimming with charm from the moment you arrive. Step inside and you're greeted by beautiful parquet flooring, original fireplaces, sash windows and bespoke carpentry — all combining to create a warm, stylish, and truly unique feel throughout. To the front a bright and inviting living room offers a cosy retreat, while to the rear the property opens up into an open-plan kitchen diner — perfect for modern family life and entertaining. The kitchen is full of characterful touches and flows seamlessly out through glass doors to the wonderful garden beyond.

Upstairs, the home continues to impress with three well-proportioned bedrooms, all bright and airy, along with a beautifully updated family bathroom positioned at the rear. The real showstopper is the superb loft extension, now creating a spacious fourth bedroom complete with its own stylish en-suite bathroom — an ideal principal suite or guest space.

Outside, the garden is thoughtfully arranged over two tiers. The upper level provides a fantastic patio seating area, ideal for relaxing or hosting guests, while the lower tier features double gates allowing for off-street parking. Beyond this, you'll find a lovely lawned area framed by attractive sandstone borders.

**Front Entrance**

Into;

**Porch**

Door into;

**Hall**

Exposed floorboards, radiator

**Lounge**

12'9" x 13'9" (3.9 x 4.2)

Exposed floorboards, Sash windows, fireplace

**Kitchen Diner**

18'7" x 13'1" (5.67 x 4.00)

Exposed floorboards to the dining area, fitted cupboards, radiator, double glazed patio door, opens into the kitchen with fitted wall and base units, inset Belfast style sink, integrated oven and hob, integrated dishwasher, space for fridge freezer

**Utility & W.C**

(Located in the outhouse)

**FIRST FLOOR**

**Bedroom**

10'5" x 13'9" (3.19 x 4.2)

Double glazed sash window, radiator, power points, wardrobes, fireplace

**Bedroom**

10'4" x 12'5" (3.16 x 3.8)

Double glazed sash window, radiator, power points, wardrobes, fireplace

**Bedroom**

8'6" x 7'2" (2.6 x 2.2)

Double glazed sash window, radiator, power points

**Bathroom**

Comprising bath with shower-above, low level W.C, wash hand basin, fully tiled, towel rail

**SECOND FLOOR**

**Bedroom**

10'5" x 15'8" (3.2 x 4.8)

Double glazed window with views across town and over the Estuary towards Wales, radiator, power points, wardrobes, door into;

**En-Suite**

Stylish modern en-suite with shower, low level W.C, wash hand basin, towel rail, double glazed window

**EXTERNALLY**

Rear Aspect - Landscaped rear garden with patio and lawn.

