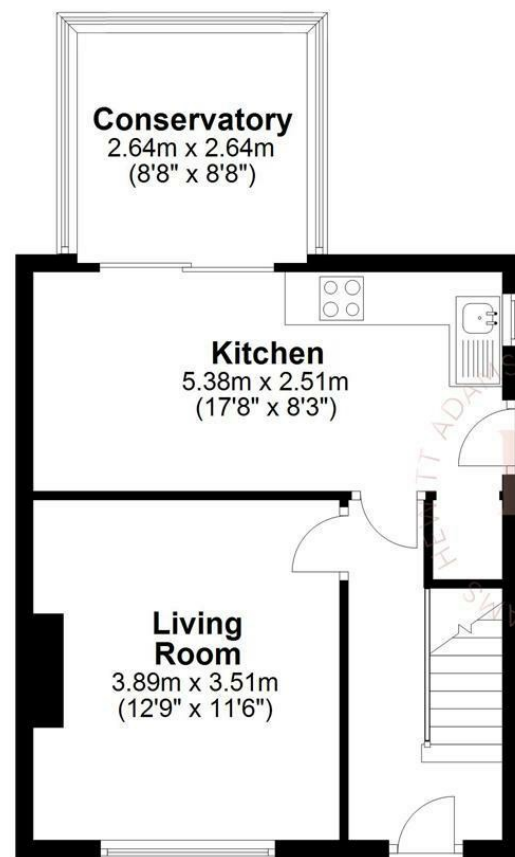




**Ground Floor**

Approx. 42.2 sq. metres (454.1 sq. feet)



**First Floor**

Approx. 34.7 sq. metres (373.8 sq. feet)



**Total area: approx. 76.9 sq. metres (827.9 sq. feet)**  
For illustration purposes only - not to scale

**Milner Road, Heswall, Wirral CH60 5RZ**

**£285,000**

3 Bedroom 1 Reception 1 Bathroom D

**\*\*Three Bedroom Semi - Heart of Heswall Location - Immaculate Condition - Perfect First Time Buy\*\***

Hewitt Adams is delighted to bring to the market this THREE BEDROOM semi-detached home on Milner Road in Heswall, a stones throw from the CENTRE OF HESWALL and all its amenities. Making this an ideal purchase for FIRST TIME BUYERS or professional couples, or young families.

RENOVATED in recent years, the property is stylishly presented throughout and standout features include the MODERN FOUR-PIECE BATHROOM and the SOUTH FACING GARDEN.

In brief the accommodation affords; entrance hall, lounge, kitchen diner, conservatory. Upstairs there are three bedrooms and a four-piece bathroom.

Aspects of the renovation several years ago included - RE-WIRE, RE-PLASTERING & REDECORATION, NEW FLOORING IN PART, NEW WINDOWS, NEW FRONT DOOR and relocating the boiler to the loft to maximise space.

Externally the property offers driveway parking, and a SOUTHERLY FACING rear garden comprising of patio and lawn.

Call Hewitt Adams on 0151 342 8200 to view.

**Front Entrance**

New front door into;

**Hall**

Staircase, radiator, power points

**Lounge**

10'5" x 14'1" (3.2 x 4.3)

Double glazed bay window, radiator, power points

**Kitchen Diner**

7'10" x 17'2" (2.4 x 5.25)

Wall and base units, inset sink, integrated oven and hob, integrated fridge freezer, double glazed window, side door, opens into;

**Conservatory**

9'2" x 8'6" (2.8 x 2.6)

Overlooking the garden

**UPSTAIRS**

**Bedroom One**

10'9" x 10'9" (3.3 x 3.3)

Double glazed window, radiator, power points

**Bedroom Two**

9'10" x 9'0" (3.00 x 2.75)

Double glazed window, power points

**Bedroom Three**

5'2" x 5'10" (1.6 x 1.8)

Double glazed window, radiator, power points

**Bathroom**

Stylish modern new bathroom, comprising bath, shower, low level W.C, wash hand basin vanity, heated towel rail, double glazed window

**EXTERNALLY**

Front Aspect - Driveway parking, lawned front garden with established flowerbeds.

Rear Aspect - SOUTH FACING rear garden comprising of patio areas, lawned garden, with established flowerbeds!

