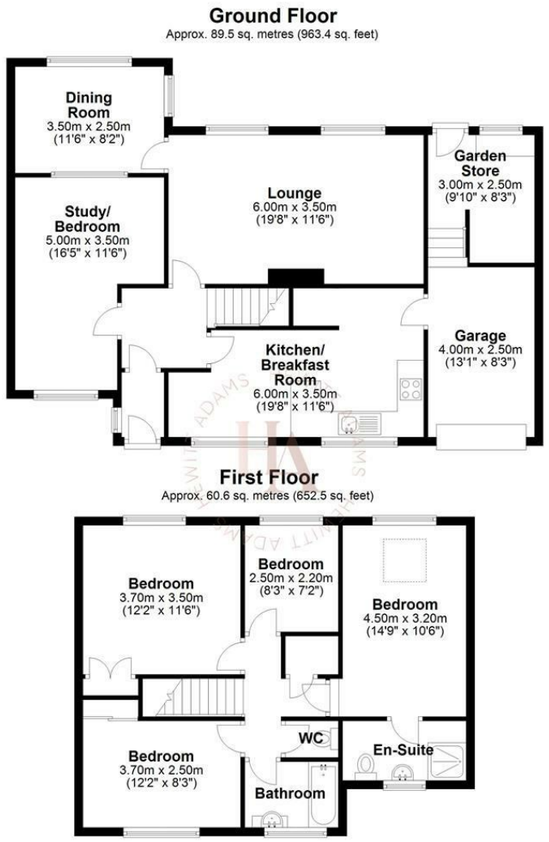


Total area: approx. 150.1 sq. metres (1615.9 sq. feet)
For illustration purposes only - not to scale



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HEWITT ADAMS
ESTATE & LETTING AGENTS

# Pipers Lane, Wirral, CH60 9HY

## £625,000

4 Bedroom | 3 Reception | 1 Bathroom | C

**Four Bedroom Detached - Estuary Views - Backing Onto Wirral Way - Must View**

Hewitt Adams is delighted to market this wonderful FOUR BEDROOM DETACHED family home located on the SOUGHT AFTER Pipers Lane in Lower Heswall. This property is on the favoured side of the road that BACKS ONTO THE WIRRAL WAY and enjoys a SOUTHERLY FACING ASPECT with VIEWS OF THE ESTUARY.

EXTENDED, the property offers excellent family accommodation and also boasts a HUGE REAR GARDEN with your own private gate leading to the WIRRAL WAY.

In brief the accommodation affords: entrance hall, lounge, dining room, study / guest 5th bedroom, kitchen. Upstairs there are four bedrooms - one with an en-suite bathroom - and a family bathroom and W.C.

Three of the bedrooms boast IMPRESSIVE ESTUARY VIEWS.

Externally the property offers off-road driveway parking, a garage with a rear workshop and the garden to the rear is SOUTH WESTERLY FACING and gets fantastic sunlight. With outdoor entertaining decked areas and a large lawn.

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## Front Entrance
Into porch, leading to:

## Hall
Staircase, cupboard

## Lounge
11'5" x 20'0" (3.5 x 6.1)
Double glazed window, radiator, power points, fireplace

## Dining Room
11'1" x 9'2" (3.4 x 2.8)
Double glazed windows, radiator, power points

## Study
8'2" x 15'5" (2.5 x 4.7)
Double glazed window, radiator, power points

## Kitchen
16'7" x 12'1" (5.06 x 3.7)
Wall and base units, inset sink, tiled floor, double glazed windows, spaces for white goods

## UPSTAIRS

## Bedroom
13'8" x 8'6" (4.19 x 2.6)
Double glazed window with view across the garden and over the estuary towards Wales, radiator, power points, door into:

## En-Suite
Comprising shower, low level W.C, wash basin

## Bedroom
12'0" x 8'5" (3.68 x 2.59)
Double glazed window, radiator, power points

## Bedroom
12'3" x 11'7" (3.75 x 3.54)
Double glazed window with view across the garden and over the estuary towards Wales, radiator, power points

## Bedroom
8'2" x 7'4" (2.5 x 2.26)
Double glazed window with view across the garden and over the estuary towards Wales, radiator, power points

## Bathroom
Comprising bath, wash basin, double glazed window

## W.C.
W.C

## EXTERNALLY
South facing sunny aspect rear garden that backs onto the Wirral Way with your own gate leading to the Wirral Way. The garden is a fantastic size with a raised timber deck entertaining area, large lawned garden.

With off-road driveway parking, a garage and workshop to the rear of the garage.

## Council Tax Band
F

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