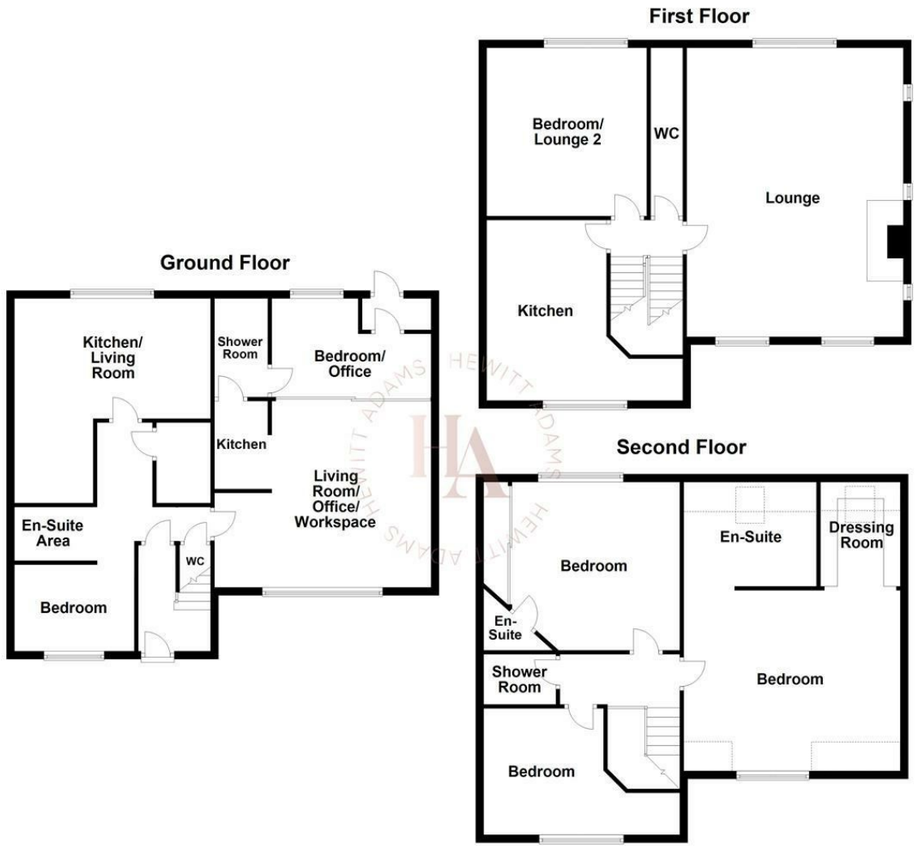

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HEWITT ADAMS
ESTATE & LETTING AGENTS

East O' Hills Close, Heswall, Wirral CH60 5SZ

£495,000

5 Bedroom | 4 Reception | 5 Bathroom

Extended 4/5 Bedroom Townhouse + Annexe - Over 2,200 SQFT - Largest Home & Plot On East O'Hills Close - No Chain!

Hewitt Adams is excited to offer to the market this impressively EXTENDED and RENOVATED modern 5/6 bedroom Townhouse in East O' Hills Close in Heswall. This modern cul-de-sac development is a short walk from the CENTRE OF HESWALL, but is also nicely tucked away and very quiet.

Occupying a LARGE CORNER PLOT - the property enjoys a great sized garden, and provided an unique opportunity for the current owners to significantly EXTEND the property - with a THREE-STOREY extension creating an unrivalled amount of VERSATILE LIVING SPACE and ANNEXE/COMMERCIAL potential!

In brief the accommodation affords: entrance hall, downstairs bedroom and en-suite, open-plan kitchen diner. In the agents opinion this would make an ideal ANNEXE / granny flat. The staircase leads to the first floor where the main family lounge, second living room / optional bedroom, and main family kitchen diner can be found. To the second floor you have a palatial master bedroom suite with walk-in en-suite and dressing room, two further double bedrooms, and a modern shower-room. There is also a ground-floor annexe/commercial premises which previously has had full planning permission for commercial usage. Which could be ideal for use as a salon, dog-groomers or other enterprise. But does also have its own kitchenette, bedroom area and shower-room if it was wanted to be used as a annexe or AirBnB.

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Front Entrance
Into:

Hall
Staircase, cupboard, radiator

Bedroom
Double glazed window, radiator, power points, opens to:

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

Kitchen & Living / Dining
Wall and base units, inset sink, integrated oven and hob, space for white goods, rear door to garden double glazed window

Space for dinner table and also living room furniture

1ST FLOOR

Kitchen
15'1" x 14'5" (4.6 x 4.4)
NEW modern kitchen with wall and base units, feature tiled walls, integrated oven and hob, integrated dishwasher, integrated wine-chiller. integrated fridge freezer, inset sink, double glazed windows, radiator, power points

Lounge
16'0" x 14'5" (4.9 x 4.4)
Double glazed windows, feature fire, radiators, power points, TV point

Living Room / Bedroom
14'9" x 11'9" (4.5 x 3.6)
Double glazed windows, feature fire, radiators, power points, TV point

W.C.
W.C, wash hand basin, tiled floor

2ND FLOOR

Master Bedroom
16'0" x 11'9" (4.9 x 3.6)
A HUGE master bedroom with vaulted ceiling, radiator, power points, a large dressing room, and:

En-Suite
NEW luxury en-suite comprising free-standing bath, shower, low level W.C, wash hand basin, towel rail

Bedroom
11'1" x 12'5" (3.4 x 3.8)
Double glazed windows, radiator, power points, fitted wardrobes, door into:

En-Suite
Comprising shower, low level W.C, wash hand basin, towel rail

Bedroom
Double glazed window, radiator, power points, fitted wardrobes

Bathroom
Comprising free standing bath, low level W.C, wash hand basin, towel rail

ANNEXE / COMMERCIAL SPACE
Previously - planning has been granted for use of this space as a salon. So it is the vendors believe that new owners could reapply, given a precedent has been set before. Buyers are urged to make their own checks

Living Room / Office Space
Electric fire, radiator, power points, sliding glass doors to the bedroom / rear office, opens to a:

Kitchenette
Wall and base units, inset sink, integrated oven and hob

Shower-Room
Comprising shower, low level W.C, wash hand basin, towel rail. Also opens Jack & Jill style to:

Bedroom
Double glazed window, radiator, power points, door to a rear porch with access to the large rear garden

EXTERNALLY
With off-road parking for three cars, and a large PRIVATE rear garden laid to patio, decking complete with pergola and bbq area, and a generous lawn.

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