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Plan produced using PlanUp.

## Barnston Road, Wirral, Merseyside CH60 2ST

£650,000

🛏️ 4 Bedroom   🛋️ 3 Reception   🚿 2 Bathroom   📊

**\*\*Superb Four Bedroom Detached Family Home - Rich With Character - Large Corner Plot & Mature Gardens - Extended Ground Floor - Must View\*\***

Hewitt Adams is thrilled to be the Agent of choice to showcase this wonderful family home. Occupying a fabulous corner plot on Barnston Road - the home offers generous frontage and driveway space as well as a large landscaped rear walled garden with patio and large lawn.

The home boasts a great deal of character internally and an enormous amount of curb-appeal from the front. The Agents were impressed with how the owners have maintained and improved the property, extending in areas, and yet all the while retaining the homes character features.

In brief the accommodation affords: entrance porch, hall, lounge, dining room, extended kitchen and dining area, utility area which leads into a Snug / Home Office, as well as a downstairs W.C. Upstairs there are FOUR BEDROOMS - the master of which boasts it's own en-suite shower-room facility, as well as the main family bathroom which is a great size. Externally the home offers a generous front driveway which has been improved by the owners. To the rear is a large walled garden that enjoys sun throughout the day - comprising of patio and lawned areas and mature fruit trees.

Within the catchment area of locally highly regarded schools, a short drive from the centre of Heswall and a few minutes walk from the Devon Doorway. The property is ideally situated for commuters also - with great access to the Chester High Road, Clatterbridge and M53. Call Hewitt Adams on 0151 342 8200 to view.

### Front Entrance

Impressive solid wooden door into:

### Porch

Quarry tiled flooring, double glazed window, door into:

### Hall

Spacious entrance hall with staircase leading to first floor landing, stained glass window to front elevation, radiator with covering, beamed ceiling

### Lounge

22'8" x 11'8" (6.91 x 3.57)

Double glazed window to front and side elevation, French doors out to the Loggia, fireplace, exposed floorboards, radiator, power points, TV point, beamed ceiling

### Dining Room

11'10" x 17'0" (3.63 x 5.20)

Double glazed window to and side aspect, exposed floorboards, radiator, power points, fireplace, beamed ceiling

### Extended Kitchen & Dining Area

18'7" x 13'10" (5.68 x 4.23)

A Shaker style extended kitchen and dining room with Shaker style wooden kitchen units with granite worktops, inset Belfast style sink, integrated dishwasher, space for a large American style Fridge Freezer, tiled floor, radiator, power points, double glazed floor to ceiling windows and conservatory style glazed roof to the dining area aspect of this extended kitchen and dining room. Opens into:

### Utility Passage

13'1" x 6'9" (4.00 x 2.07)

Wall and base units, space and plumbing for a washing machine and dryer, tiled floor, side door to garden, double glazed window to side aspect

### Snug / Home-Office

15'7" x 9'3" (4.77 x 2.83)

Double glazed window to side and rear aspect, radiator, power points, TV point, French doors to garden

### W.C

Comprising W.C, wash hand basin, fitted store cupboards, towel rail, fully tiled walls

### UPSTAIRS

Generous Landing with ample space for chairs or even a home office / desk area

### Bedroom One

18'10" x 11'7" (5.75 x 3.55)

Comprehensive range of fitted wardrobes, radiator, power points, double glazed window to front, door into:

### En-Suite

Shower, W.C, Wash hand basin

### Bedroom Two

17'0" x 11'10" (5.19 x 3.62)

Double glazed window to front aspect, radiator, power points

### Bedroom Three

11'8" x 7'7" (3.58 x 2.33)

Double glazed window to rear aspect, radiator, power points

### Bedroom Four

7'4"x 8'9" (2.26x 2.68)

Double glazed window to front aspect, radiator, power points

### Bathroom

Generous main family bathroom with tiled bath, walk-in power shower, low level W.C, wash hand basin, Bidet, towel rail, double glazed windows to rear aspect, fully tiled floor and walls.

### EXTERNALLY

Externally the home offers a generous front block-paved driveway which has been improved by the owners. To the rear is a large walled garden that enjoys sun throughout the day - comprising of a large patio, loggia off the lounge, and a generous lawned garden with mature hedging and fruit trees.

