



Total area: approx. 137.8 sq. metres (1483.1 sq. feet)  
For illustration purposes only - not to scale

## Barnston Road, Heswall, Wirral CH60 2SU

£420,000

4 Bedroom 2 Reception 1 Bathroom

**\*\*Large Four Bedroom 1930's Semi - Loft Extended - Immaculate Condition - Views Over Fields To Front\*\***

Hewitt Adams is delighted to offer to the market this LARGE FOUR BEDROOMED 1930s semi-detached family home located on the POPULAR Barnston Road in Heswall, a short distance from the CENTRE OF HESWALL and well placed for the local primary schools which are within WALKING DISTANCE of the property.

Coming the market in IMMACULATE CONDITION and with a large LOFT EXTENSION meaning the property offers FOUR bedrooms. To the front of the property you have VIEWS ACROSS FARMERS FIELDS.

In brief the accommodation affords: entrance hall, lounge, dining room, kitchen and breakfast room. Upstairs there are three bedrooms and a bathroom. And then the loft extension provides a generous double 4th bedroom.

With a large driveway big enough to accommodate 3/4 cars, and a established and LANDSCAPED rear garden with patio and lawn. The garden is a good size, and perfect for families with children and dogs.

Fully double glazed and with gas central heating. Call Hewitt Adams today on 0151 342 8200 to view this FANTASTIC FAMILY HOME.

**Front Entrance**

Into:

**Hall**

Radiator, power point, stairs to first floor

**Lounge**

11'11" x 14'6" (3.65 x 4.44)

Double glazed bay window, radiator, power point, fireplace

**Dining Room**

11'10" x 13'10" (3.61 x 4.23)

Double glazed windows and patio doors to rear, wooden flooring, radiator, power point

**Kitchen**

8'2" x 18'10" (2.51 x 5.76)

Wall and base units, integral double oven and gas hob, integral microwave, inset sink, integral dishwasher, integral fridge, integral washing machine, integral freezer, double glazed windows, radiator, door to side

**First Floor**

**Bedroom One**

11'11" x 15'1" (3.64 x 4.62)

Double glazed bay window, radiator, power point

**Bedroom Two**

11'10" x 13'4" (3.63 x 4.08)

Double glazed window, radiator, power point, wooden flooring

**Bedroom Three**

7'11" x 8'6" (2.43 x 2.61)

Double glazed window, radiator, power point, wooden flooring

**Bathroom**

7'10" x 8'1" (2.40 x 2.48)

Comprising bath, walk in shower, low level w.c, wash hand basin, towel rail, tiled floor and part tiled walls

**Second Floor**

**Bedroom Four**

18'9" x 16'4" (max) (5.72 x 4.99 (max))

Velux windows, radiator, power point

**Externally**

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