



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Barnston Road, Heswall, Merseyside CH60 2SS

£425,000

4 Bedroom 3 Reception 2 Bathroom

\*\*4 Bedroom 1930's Semi - Sought After Heswall Location - Extended - South West Facing Garden - Must View\*\*

Hewitt Adams is thrilled to offer to the market this SUBSTANTIAL 1930's character Semi located on Barnston Road in Heswall, a short walk from a bus stop and local amenities - as well as a two minute drive from the centre of town. Within the catchment area of local schools.

The property has been a much loved family home for many years, and sits proudly in a SUNNY plot with mature landscaped gardens, and the house has tremendous kerb-appeal from the roadside.

Previously EXTENDED to offer an additional bedroom and shower-room downstairs as well as a utility, this downstairs room would also make a fantastic home office.

With a gorgeous OPEN-PLAN kitchen and living / dining space courtesy of an attractive conservatory extension on the back of the house, as well as two other large reception rooms downstairs. Upstairs there are three bedrooms and a family bathroom and w.c and the Loft is HUGE with plenty of scope for a loft-extension - as several properties have already done on the road.

Externally there are hugely attractive front and rear gardens that have been beautifully landscaped with lawns and patio, a driveway and Garage.

It is rare that these properties come to the market - And the Agents anticipate strong interest. Please call us today on 0151 342 8200 to book a viewing.

**Front Entrance**

Into:

**Hall**

Staircase to first floor, under-stairs storage, radiator, power points, karndean flooring

**Lounge**

15'3" x 11'10" (4.67 x 3.63)

Double glazed window to front with stained glass windows, fireplace, TV point, power points

**Dining Room / Living Room**

15'3" x 12'0" (4.67 x 3.67)

Double glazed window to front aspect, radiator, power points, double glazed patio doors, fireplace

**Kitchen & Open Plan Conservatory Living Space**

24'10" x 17'9" (7.59 x 5.43)

Fitted kitchen with wall and base units, granite worktops, inset sink, integrated dishwasher, integrated fridge freezer, vaulted conservatory style ceiling overlooking the garden, power points, radiator

**Uitlity**

Wall and base units, inset sink, space and plumbing for a washing machine and dryer, radiator

**Bedroom / Home Office**

8'9" x 7'0" (2.67 x 2.15)

Double glazed window to rear, radiator, power points

**Shower-Room**

Shower, low level W.C, wash hand basin

**UPSTAIRS**

**Bedroom One**

12'11" x 15'5" (3.96 x 4.72)

Double glazed window to front aspect, radiator, power points

**Bedroom Two**

15'5" x 11'10" (4.72 x 3.61)

Double glazed window to rear aspect, radiator, power points

**Bedroom Three**

10'2" x 7'4" (3.11 x 2.25)

Double glazed window to front aspect, radiator, power points

**Bathroom**

Comprising bath with shower above, wash hand basin, part tiled walls, double glazed window

**W.C**

W.C

**EXTERNALLY**

Front Aspect - Driveway affording off-road parking, attractive lawned front garden

Rear Aspect - South West facing LARGE landscaped garden with patio areas and large lawned gardens, with mature trees and well stocked flower-beds.

