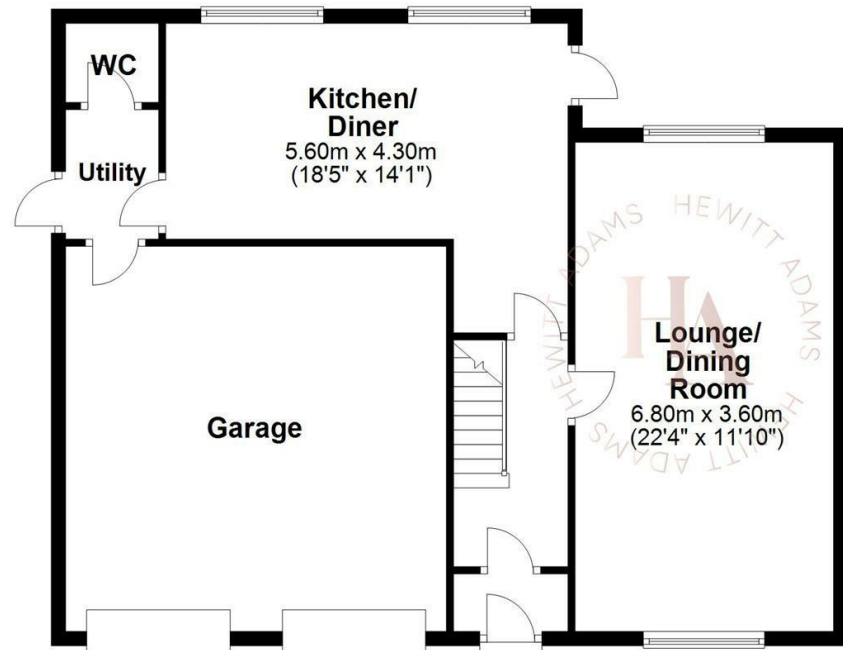




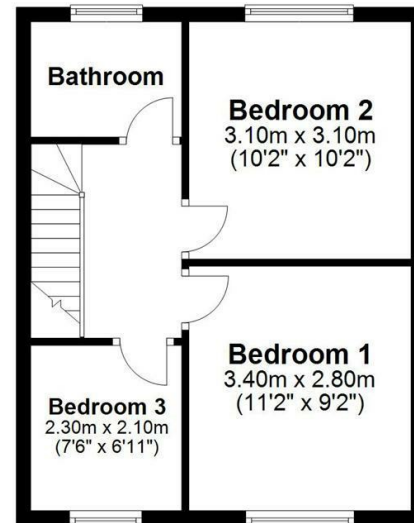
Ground Floor

Approx. 84.3 sq. metres (907.1 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



Total area: approx. 119.7 sq. metres (1288.2 sq. feet)
For illustration purposes only - not to scale

Mostyn Avenue, Wirral, CH60 9JX

£300,000

3 Bedroom 1 Reception 1 Bathroom

Hewitt Adams is delighted to offer to the market, with no onward chain, this spacious three-bedroom semi-detached home situated on the highly sought-after Mostyn Avenue in Lower Heswall. Enjoying an enviable position backing directly onto open farmland, the property benefits from stunning views towards the Dee Estuary and the Welsh Hills beyond.

Offering an excellent opportunity for buyers looking to put their own stamp on a home, the property represents a true blank canvas with fantastic potential for extension and enhancement, subject to the necessary consents. Occupying a generous plot, there is clear scope to extend above the large attached garage or to the rear, as many neighbouring properties have successfully done.

The accommodation briefly comprises an entrance porch, welcoming hallway, spacious through lounge/dining room, kitchen/diner, utility area and downstairs W.C. To the first floor are three well-proportioned bedrooms and a family bathroom.

Given the size of the garage and the property's elevated rear outlook, the agents believe there is outstanding potential to create a substantial master bedroom suite above the garage, taking full advantage of the far-reaching countryside and estuary views.

Externally, the property enjoys a pleasant rear aspect overlooking open fields, creating a peaceful setting rarely found in such a convenient residential location.

Offered to the market with no onward chain, early viewing is strongly advised. For further information or to arrange a viewing, please contact Hewitt Adams on 0151 342 8200.

Front Entrance

Into:

Porch

Door into:

Hall

Staircase

Lounge Dining Room

11'9" x 22'3" (3.6 x 6.8)

Double glazed windows, power points, radiator

Kitchen

14'1" x 18'4" (4.3 x 5.6)

Wall and base units, space for white goods, inset sink, double glazed window

Utility Area

Access to the garage, side door, access into the W.C.

W..

W.C.

UPSTAIRS

Bedroom One

11'1" x 9'2" (3.4 x 2.8)

Double glazed windows, radiator, power points

Bedroom Two

10'2" x 10'2" (3.1 x 3.1)

Double glazed windows, radiator, power points

Bedroom Three

7'6" x 6'10" (2.3 x 2.1)

Double glazed windows, radiator, power points

Bathroom

Comprising bath, low level W.C, wash hand basin, double glazed window

EXTERNALLY

Front Aspect - Off-road driveway parking

Rear Aspect - Comprising patio, lawn and overlooking / backing onto farmers fields

