



Ground Floor



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 can be given.

Plan produced using PlanUp.



Well Lane, Heswall, Merseyside CH60 8NE
£575,000

4 Bedroom 3 Reception 2 Bathroom

Detached Bungalow On Well Lane - Sought After Gayton Location - Large Plot & Characterful Home - Fabulous Development Potential - South Facing Garden - No Chain!

** AT THE SELLERS REQUEST WE ARE LOOKING FOR CASH BUYERS ONLY **

Hewitt Adams is delighted to offer to the market Gayton Lodge - a characterful DETACHED family bungalow located on the prestigious Well Lane in Gayton, the property is located close to the centre of Heswall which is certainly within walking distance. The property is also well situated for commuters who want quick access onto the Chester High Road or out to Clatterbridge.

Built in 1952 Gayton Lodge has been a much loved family home. This substantial bungalow offers plenty of living space. It also sits within a LARGE PRIVATE PLOT with a generous front driveway and a substantial SOUTH FACING rear garden. There is therefore also plenty of scope to extend / develop the property - subject to planning.

In brief the accommodation affords: entrance hall, lounge, dining room, kitchen, four bedrooms, bathroom, wet-room, W.C, utility and a huge Garage and workshop. With a large front driveway with wooden gates and a generous rear garden with patio and substantial lawned gardens.

Coming to the market with NO ONWARD CHAIN - The Agents thoroughly recommend viewings on this fantastic new addition to the market.

Front Entrance

Into:

Hall

Parquet flooring, beamed ceiling, fireplace, double glazed windows to front aspect, radiator

Dining Room

10'3x8'11 (3.12mx2.72m)

Double glazed window to front aspect, parquet flooring, power points

Lounge

12'11 x 10'7 (3.94m x 3.23m)

Double glazed patio door to rear, power points, radiator, fireplace, beamed ceiling, TV point

Sitting Room

18'9 x 10'7 (5.72m x 3.23m)

Double glazed window to rear aspect, double glazed patio door to rear garden, radiator, power points, beamed ceiling, storage cupboards

Kitchen

12'11 x 10'2 (3.94m x 3.10m)

Fitted wall and base units, inset sink, integrated oven and grill, integrated hob, double glazed window to front aspect, tiled floor, door to:

Utility passage

Door out to garden, wall and base units, space and plumbing for white goods, door into Garage

Bedroom 4

16'5 x 9'4 (5.00m x 2.84m)

Double glazed window to rear aspect, radiator, power points

Bedroom 1

14'10 x 12'11 (4.52m x 3.94m)

Double glazed windows to rear and side aspect, fitted wardrobes, power points, radiator, vanity hand washbasin

Bedroom 2

11'5 x 8'4 (3.48m x 2.54m)

Double glazed window to rear, radiator, power points

Bedroom 3

11'5 x 8'11 (3.48m x 2.72m)

Double glazed window to front aspect and side aspect, radiator, power points

Bathroom

Comprising panel bath, wash hand basin, fully tiled, double glazed to front aspect

Wet-Room

Comprising Shower, W.C, Wash hand basin

W.C

W.C, tiled floor and part tiled walls

EXTERNALLY

Front Aspect - Generous front driveway affording parking for multiple cars, space for motorhomes and so forth.

Rear Aspect - Substantial SOUTH FACING garden with patio area, large lawned garden, pond, mature trees and hedgerows

Garage - A huge brick-built garage.

