



Total area: approx. 152.9 sq. metres (1645.6 sq. feet)

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.



## Inglegreen, Heswall, Merseyside CH60 2TJ Offers Over £475,000

3 Bedroom 2 Reception 2 Bathroom E

\*\*\* Superb Three Bedroom Detached Bungalow - Sought After Heswall Location - Newly Refurbished - No Chain! \*\*\*

Hewitt Adams is delighted to offer FOR SALE this beautiful Three Bedroom DETACHED DORMER BUNGALOW on Inglegreen, a highly sought after road in Heswall. Located 'on the flat' and within WALKING DISTANCE of the CENTRE of Heswall and all of its amenities. This is a hugely popular area for this type of property, and strong interest is anticipated.

The property is in excellent condition throughout having been NEWLY REFURBISHED and new owners could move in very comfortably indeed. Fully double glazed and with gas central heating.

In brief the property consists of: Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Bathroom and two Bedrooms on the ground floor. Upstairs offers a Master Bedroom with En-Suite. Externally there is a Driveway, Garage and large rear Garden.

Benefiting from being sold with NO ONWARD CHAIN!!

Call Hewitt Adams today on 0151 342 8200 to book a viewing of this fantastic bungalow.

### Entrance Porch

uPVC door to the Porch, with a tiled floor and windows to front and side elevation, second uPVC door to the Hallway.

### Hallway

Laminate flooring, radiator, staircase to the first floor accommodation.

### Lounge

17'11x12'11(max) (5.46mx3.94m(max))

Window to the front elevation, laminate flooring, two radiators, gas fire with stone surround and hearth.

### Dining Room

Window and uPVC door to the rear elevation, radiator, laminate flooring.

### Kitchen

12'09x10'07 (3.89mx3.23m)

Wall and base units with worktops, inset sink, drainer and mixer tap, tiled splash back to the walls, tiled flooring, window and uPVC door to the rear elevation. Integrated appliances include: Electric oven, gas hob, extractor fan, under counter fridge, under counter freezer.

### Bedroom 2

13'05x10'10 (4.09mx3.30m)

Window to the front elevation, radiator, laminate flooring, fitted sliding wardrobes.

### Bedroom 3

Window to the rear elevation, radiator, laminate flooring, fitted sliding wardrobes.

### Bathroom

Panel bath with glass shower screen, wall mounted electric shower, WC, wash basin with taps, partially tiled walls, tiled floor, window to the rear elevation, heated towel rail, extractor fan.

### First Floor

Loft space ideal for storage.

### Master Bedroom

11'07x10'06 plus 9'06x6'05 (3.53mx3.20m plus 2.90mx1.96m)

Window to the rear and side elevations, two radiators.

### En-Suite

Shower cubicle, WC, wash basin with taps, extractor fan, heated towel rail.

### Externally - Front Elevation

Driveway, gates access to the rear, laid to lawn section with shrubs.

### Externally - Rear Elevation

A sunny and private rear Garden comprising of: Indian stone patio areas, laid to lawn section, planted borders with mature trees and shrubbery.

### Garage

Up and over front, power and lighting.

