



Total area: approx. 134.5 sq. metres (1447.6 sq. feet)  
For illustration purposes only - not to scale



## Maple Tree Grove, Wirral, CH60 1UR

£435,000

3 Bedroom 2 Reception 1 Bathroom C

\*\*\*Three Bedroom Detached - Corner Plot - Quiet Cul-De-Sac - No Chain\*\*\*

Hewitt Adams is delighted to offer to the market this three bedroom detached family home located on the quiet, popular, residential cul-de-sac of Maple Tree Grove, a sought after part of Heswall, within the catchment area of highly regarded local schools.

Situated not far from Heswall centre, it is perfectly positioned to enjoy the cafes, restaurants and bars that the town centre offers. Lower Heswall additionally providing easy access to beach walks and The Wirral Way. The motorway network is situated just a short drive away and the property falls within the catchment area for many popular primary, secondary and grammar schools.

Occupying a private corner plot in the cul-de-sac - this is safe and secure location for a family home.

In brief the property affords: hall, lounge, dining room, breakfast kitchen, W.C. Upstairs there are three double bedrooms, family bathroom and small nook that is perfect for a study/home office.

Externally you will find rear and side private gardens laid to lawn and patio. To the front, driveway parking for two cars and access to the integral garage.

Call Hewitt Adams today to view this no chain property.



Front Entrance

Into:

Hall

Radiator, power point, stairs to first floor

Lounge

15'5" x 11'10" (4.70 x 3.61)

Double glazed window, radiator, power point, sliding doors to rear

Dining Room

12'9" x 9'10" (3.90 x 3.00)

Radiator, power point, patio doors to rear

Breakfast Kitchen

13'10" x 10'11" (4.22 x 3.33)

Wall and base units, inset sink, integrated oven and gas hob, space for dishwasher, double glazed window, radiator, door to side access

Utility

10'6" x 11'9" (3.21 x 3.59)

Wall and base units, space for fridge and freezer, space and plumbing for washing machine and tumble dryer

W.C.

Wash hand basin, w.c, radiator, double glazed window, tiled walls and floor

First Floor

Bedroom One

15'5" x 11'10" (4.70 x 3.61)

Double glazed window, radiator, power point, integrated wardrobes

Bedroom Two

9'10" x 9'10" (3.02 x 3.00)

Double glazed window, radiator, power point, integrated wardrobes

Bedroom Three

10'11" x 9'10" (3.33 x 3.00)

Double glazed window, radiator, power point, integrated wardrobes

Study

10'4" x 5'1" (3.15 x 1.57)

Integrated desk and work units, double glazed window, power points, Velux window

Bathroom

Four piece family bathroom comprising walk in shower, bath, w.c, wash hand basin, towel rail, tiled walls and floor

Externally

Front - off road parking for two cars and access to the garage via an up and over door

Rear - Private side and rear gardens laid to lawn and patio.

