



Total area: approx. 233.2 sq. metres (2510.0 sq. feet)  
For illustration purposes only - not to scale



## Brimstage Road, Heswall, Wirral CH60 1XE

Offers Over £600,000

5 Bedroom 4 Reception 2 Bathroom F

**\*\*One Of A Kind Period Residence - Built in 1909 - Substantial Corner Plot - 5 Bedrooms - Over 2,500 SQFT - No Chain\*\***

Hewitt Adams is delighted to showcase this GRANDIOSE home on Brimstage Road in Heswall. This is certainly a property that many will have admired over the years!

Occupying a GENEROUS CORNER PLOT, this DETACHED five bedroom family home offers huge POTENTIAL and has all the making of an EXTRAORDINARY family home.

Boasting a wealth of CHARACTER FEATURES the property is a substantial 2,500 + SQFT and offers FOUR RECEPTION ROOMS as well as FIVE BEDROOMS and 2.5 BATHROOMS.

With character features such as WOOD-PANELLED walls, ORNATE FIREPLACES and a striking IVY climber to the front of the home. Also benefitting from a NEW ROOF.

In brief the accommodation affords: entrance hall, sitting room, lounge, conservatory, dining room, W.C, utility, kitchen and morning room. Upstairs there are FIVE bedrooms and a bathroom and shower-room. With large WRAP-AROUND GARDENS and an enormous DETACHED GARAGE that can house FIVE CARS!

Sold with the benefit of NO ONWARD CHAIN - Call Hewitt Adams on 0151 342 8200 to view.



Front Entrance

Into;

Hall

A grand hall with wood-panelled walls, staircase leading to the first floor, beamed ceilings

Sitting Room

17'5" x 13'8" (5.33 x 4.17)

Bay window, radiator, power points

Lounge

26'8" x 13'8" (8.14 x 4.17)

Bay window, beamed ceiling, ornate fireplace, wood-panelled walls, radiator, power points

Conservatory

22'8" x 12'4" (6.92 x 3.77)

Overlooking the expansive garden

Dining Room

9'11" x 13'2" (3.03 x 4.03)

Windows, power points, ample space for a large dining table and chairs

W.C

W.C, wash basin

Morning Room

10'1" x 7'9" (3.09 x 2.38)

Windows, power points,

Kitchen

14'11" x 10'0" (4.56 x 3.07)

Wall and base units, inset sink, windows, integrated oven and hob, spaces for white goods

UPSTAIRS

Bedroom One

13'11" x 14'6" (4.26 x 4.43)

Windows, radiator, power points

Bedroom Two

14'5" x 13'6" (4.41 x 4.14)

Windows, radiator, power points

Bedroom Three

11'5" x 11'5" (3.49 x 3.50)

Windows, radiator, power points

Bedroom Four

8'0" x 10'3" (2.44 x 3.13)

Windows, radiator, power points

Bedroom Five

8'3" x 10'3" (2.53 x 3.13)

Windows, radiator, power points

Bathroom

Comprising bath, wash hand basin, w.c, tiled walls, window, radiator

Shower-Room

Comprising shower, wash hand basin, w.c, tiled walls, window, radiator

EXTERNALLY

With large WRAP-AROUND GARDENS and an enormous DETACHED GARAGE that can house FIVE CARS!

Generous driveway affording tremendous off-road parking, large expansive lawns, established flowerbeds, mature trees.

Detached Garage

35'1" x 17'11" (10.7 x 5.48)

An enormous DETACHED GARAGE that can house FIVE CARS!

