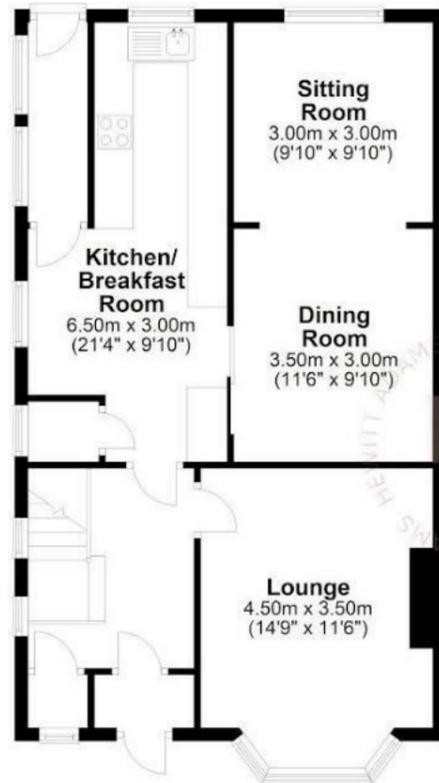




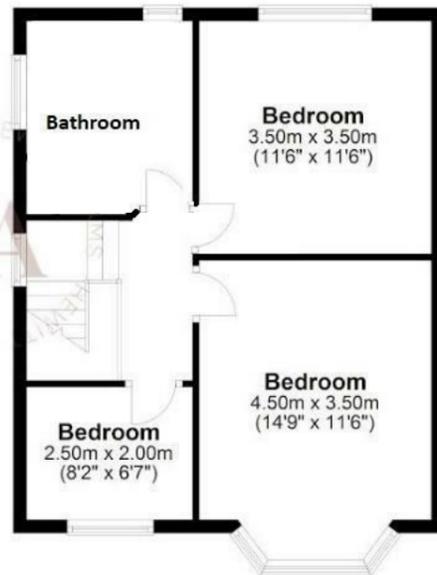
**Ground Floor**

Approx. 65.7 sq. metres (706.8 sq. feet)



**First Floor**

Approx. 46.8 sq. metres (503.8 sq. feet)



Total area: approx. 112.5 sq. metres (1210.6 sq. feet)

**Meadowcroft, Heswall, Merseyside CH60 1UT**

**£335,000**

3 Bedroom 3 Reception 1 Bathroom E

**\*\*Three Bedroom EXTENDED Semi - Large Southerly Facing Plot - Sought After Heswall Location - No Chain\*\***

Hewitt Adams is delighted to offer to the market this three bedroom EXTENDED semi located on the SOUGHT AFTER Meadowcroft in Heswall - a highly popular location close to the centre of Heswall in the car, and within CATCHMENT of Barnston Primary.

The property has the benefit of being SOLD WITH NO CHAIN.

And further benefits from a large existing EXTENSION of the ground-floor - which offers SCOPE TO CREATE A MODERN OPEN-PLAN kitchen living space for relatively low cost as the space is already there - \*subject to regs and plans.

In brief the accommodation affords; entrance porch, hall, lounge, dining room and sitting room, dining kitchen, utility porch. Upstairs there are three bedrooms and a large modern family bathroom.

With a LARGE REAR GARDEN, driveway and a Garage.

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

**Front Entrance**

Into;

**Porch**

Door into;

**Hall**

Staircase to first floor, radiator, power points

**Lounge**

14'9" x 11'5" (4.5 x 3.5)

Double glazed window, radiator, power points

**Dining Room**

11'5" x 9'10" (3.5 x 3.00)

Radiator, power points, leads to;

**Sitting Room**

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

Double glazed window and patio door, radiator, power points

**Kitchen**

21'3" x 9'10" (6.5 x 3.00)

Fitted wall and base units, inset sink, tiled floor, door leading to passageway leading to garden

**UPSTAIRS**

**Bedroom One**

14'9" x 11'5" (4.5 x 3.5)

Double glazed window, radiator, power points

**Bedroom Two**

11'5" x 11'5" (3.5 x 3.5)

Double glazed window, radiator, power points

**Bedroom Three**

8'2" x 6'6" (2.5 x 2.00)

Double glazed window, radiator, power points

**Family Bathroom**

Modernised LARGE family bathroom with shower, bath, low level w.c, wash hand basin, towel rail, double glazed window

**EXTERNALLY**

Front Aspect - Driveway and lawned front garden. Garage to the rear.

Rear Aspect - GENEROUS rear garden laid to patio and lawn.

