



Westway, Wirral, Merseyside CH60 8PJ

Offers In Excess Of £450,000

 4 Bedroom  3 Reception  1 Bathroom 

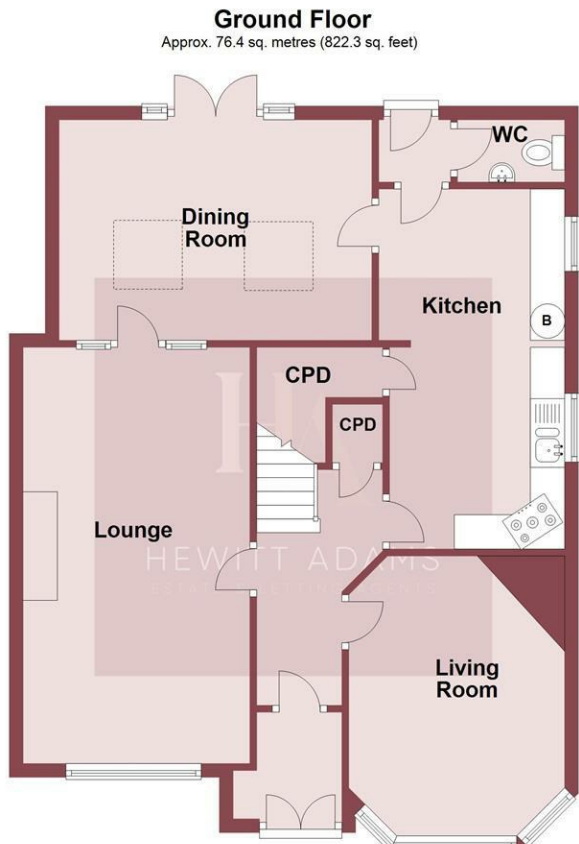
This impressive FOUR BEDROOM period Semi is located on the HIGHLY SOUGHT AFTER Westway in Lower Heswall - a short walk from the Lower Village shops, the Wirral Way, Heswall Beach and the Golf course. Also within a few minutes walk from ST PETERS & GAYTON PRIMARY SCHOOLS.

This substantial home occupies a generous plot and BOASTS IMPRESSIVE ESTUARY VIEWS from the majority of the rooms in the home.

Coming to the market with NO ONWARD CHAIN - there is considerable scope to add further value with a kitchen and dining room knock-through to create a modern open-plan living space.*Subject to regs and approvals.

In brief the accommodation affords; entrance hall, lounge, living room, dining room, kitchen, downstairs W.C. Upstairs there are four DOUBLE bedrooms and a family bathroom.

With off-road driveway parking, a detached double length garage and a SUNNY ASPECT large rear garden with lawn, mature flowerbeds and hedging, and a raised timber decked sun-terrace - from which there are great views of the Dee Estuary and Wales.



Total area: approx. 136.0 sq. metres (1463.7 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.

Front Entrance

Into:

Porch

Tiled floor, double glazed door into;

Hall

Staircase to first floor, radiator, picture rail, Amtico flooring

Lounge

10'10" x 19'9" (3.31 x 6.04)

Double glazed window to front aspect with a view of the Dee Estuary and Wales, radiator, power points, fireplace, Amtico flooring

Living Room

10'3" x 13'9" (3.14 x 4.21)

Double glazed window to front aspect with a view of the Dee Estuary and Wales, radiator, power points

Dining Room

14'9" x 10'6" (4.50 x 3.21)

Velux windows, double glazed patio doors and windows overlooking the garden and with a view of the Dee Estuary and Wales, power points, radiator, Amtico flooring

Kitchen

17'4" x 8'4" (5.30 x 2.55)

Fitted kitchen with wall and base units, inset sink, integrated oven and hob, space for fridge freezer, space and plumbing for washing machine, wall-mounted combi boiler, double glazed window to side aspect with a view of the Dee Estuary and Wales

W.C

W.C, wash basin

UPSTAIRS

Bedroom One

11'8" x 13'11" (3.57 x 4.26)

Double glazed window to front aspect with a view of the Dee Estuary and Wales, radiator, power points, fitted wardrobes

Bedroom Two

14'0" x 11'1" (4.29 x 3.39)

Double glazed window to front aspect with a view of the Dee Estuary and Wales

Bedroom Three

10'9" x 9'9" (3.30 x 2.98)

Double glazed window to rear aspect with a view of the Dee Estuary and Wales, radiator, power points

Bedroom Four

Double glazed window to rear aspect with a view of the Dee Estuary and Wales, radiator, power points

Bathroom

Comprising bath with shower above, low level w.c, wash hand basin, bidet, towel rail, double glazed window, fully tiled walls

EXTERNALLY

Front Aspect - Driveway affording off-road parking, front garden. Side gate access to rear garden.

Rear Aspect - Sunny aspect generously sized rear garden that has been well maintained. With a large lawn, established flowerbeds and with a large raised decked terrace with a fantastic view of the Dee Estuary and Wales.

