



Total area: approx. 134.6 sq. metres (1448.7 sq. feet)  
For illustration purposes only - not to scale

## Pipers Lane, Heswall, Wirral CH60 9HP

Offers In The Region Of £495,000

3 Bedroom 1 Reception 2 Bathroom

**\*\*Wonderful First Floor Apartment - Incredible Estuary Views & Balcony - Sought After Lower Heswall Location - Large Detached Double Garage\*\***

Hewitt Adams is delighted to offer to the market this FIRST FLOOR APARTMENT located in Queens Park off Pipers Lane in Lower Heswall. This particular apartment boasts one of the BEST VIEWS the agents have seen at this development - with show-stopping ESTUARY VIEWS from the lounge and dining room, as well as the Balcony.

Located a short drive from the shops, and within walking distance of a bus-stop that runs up to the town centre also - Queens Park is an exclusive development of Apartments - purposefully designed/built to ENJOY THE ESTUARY VIEWS. This particular unit boasts a wonderful view of the Dee and Welsh Hills from the lounge, dining room, study AND the balcony terrace - perfect for that evening G&T or morning coffee! Also with a view of the Heswall Dales Nature Reserve to the rear.

Larger than your typical apartment, this home has TWO LARGE DOUBLE BEDROOMS - with one en-suite, a sizeable lounge and OPEN-PLAN dining room and a study / 3rd bedroom, a main bathroom, and a good sized dining kitchen. IMMACULATELY MAINTAINED - new owners could move into the apartment in comfort.

With a large detached DOUBLE GARAGE - it is rare these days for apartments to come with their own DOUBLE garage, as well as parking space in front of this.

Call Hewitt Adams on 0151 342 8200 to view this fantastic apartment.

**Front Entrance**

Into:

**Porch**

Cupboards, radiator, staircase to the main apartment

**Hall**

Large cupboards, radiator, power points

**Lounge & Dining Room**

A fantastic room! OPEN-PLAN and split-level this is a fantastic entertaining space with your attention immediately drawn to the large picture windows to the front. SOUTHERLY FACING, this room gets plenty of light, and the VIEWS OF THE ESTUARY and WALES are simply Extraordinary!

With radiators, power points, TV point, fireplace, door into:

**Kitchen**

A good quality fitted kitchen with wall and base units, breakfast bar/island, inset sink, integrated dishwasher, integrated oven and hob, spaces for white goods, double glazed windows to side and rear OVERLOOKING THE HESWALL DALES WOODLAND.

**Study / Bedroom Three**

Double glazed window, patio doors to the BALCONY from which you can enjoy the same MAGNIFICENT VIEWS, radiator, power points

**Bedroom One**

Double glazed windows, fitted wardrobes, radiator, power points, door to:

**En-Suite**

Comprising shower, low level W.C, hand wash basin, towel rail

**Bedroom Two**

Double glazed windows, fitted wardrobes, radiator, power points

**Bathroom**

Comprising bath with shower above, low level W.C, hand wash basin

**EXTERNALLY**

Front Aspect - Generous driveway leading to a LARGE DETACHED DOUBLE GARAGE

Rear Aspect - Landscaped rear garden is a wonderful space with steps to an upper communal garden area surrounded by woodland - with the Heswall Dales to the side and behind. The area is well stocked and tended to with traditional flowerbeds, paths and areas to sit and enjoy the natural surroundings.

