



Total area: approx. 105.1 sq. metres (1131.5 sq. feet)
For illustration purposes only - not to scale

Poll Hill Road, Heswall, CH60 7SN

Offers Over £350,000

3 Bedroom 2 Reception 1 Bathroom

Positioned on the charming Poll Hill Road in Heswall, this delightful cottage-style property offers a perfect blend of modern living and traditional character. The heart of the home is an extended kitchen, featuring a stunning vaulted ceiling that creates a bright and airy atmosphere, ideal for leisurely cooking. The dining room seamlessly opens into the inviting living room, which boasts a cosy log burner, perfect for those chilly evenings.

This residence comprises three spacious bedrooms, providing ample space for family or guests. Notably, the third bedroom is located on the second floor, offering far-reaching views that enhance the sense of tranquillity and connection to the surrounding landscape.

Situated just a stone's throw from the centre of Heswall, residents will enjoy easy access to a vibrant array of restaurants, bars, and local shops, as well as the convenience of the Heswall bus station. This prime location ensures that all essential amenities are within reach, making it an ideal choice for those seeking both comfort and convenience.

In brief the property affords: hall, kitchen, dining room and living room. To the first floor, two double bedrooms and a four piece family bathroom. The second floor has the third bedroom. Externally you will find a South East facing rear garden, mainly laid to lawn and patio with raised beds.

With no onward chain, this property presents a rare opportunity to acquire a charming home in a sought-after area. This cottage is sure to impress with its character and prime location so don't hesitate in booking your viewing.

Front Entrance

Into:

Hall

Radiator, power points, stairs to first floor, cupboard with boiler and space & plumbing for washing machine, door to side access

Kitchen

13'6" x 6'10" (4.13 x 2.10)

Stunning extended kitchen with vaulted ceiling, wall and base units, inset sink, induction hob, integrated oven, microwave and warming drawer, space for tall fridge freezer, integrated dishwasher, space for breakfast table, double glazed windows, Velux windows

Dining Room

12'9" x 14'4" (max) (3.91 x 4.37 (max))

Double glazed window, radiator, power points, opens to:

Living Room

11'5" x 14'4" (3.49 x 4.37)

Double glazed window overlooking the rear garden, radiator, power points, log burner, door to:

Rear Porch

Door to rear garden

First Floor

Bedroom One

11'4" x 14'4" (3.46 x 4.38)

Double glazed window, radiator, power points

Bedroom Two

12'9" x 9'1" (3.90 x 2.78)

Double glazed window, radiator, power points

Bathroom

8'3" x 6'10" (2.53 x 2.10)

Comprising walk in shower, bath, w.c, wash hand basin, heated towel rail, double glazed window, Velux window

Second Floor

Bedroom

11'8" x 12'11" (3.56 x 3.94)

Velux window, radiator, power point

Externally

Front - On street parking

Rear - South East facing garden mainly laid to lawn and patio with raised bed borders. Gated side access to the front

