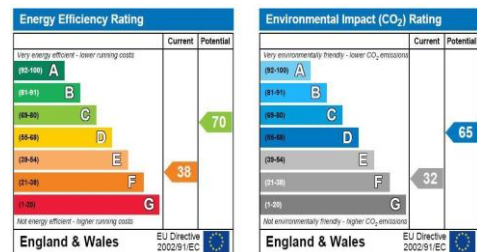


«Floorplan1»



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Highfields, Heswall, Wirral, CH60 7TF

Detached Family Home | Four Bedroom Accommodation | Two Reception Rooms | Bathroom with Separate Shower Room | Spacious Airy Hallway | Double Garage | Sizeable Plot | Gardens Front & Rear | EPC Rating: F

Offers Over: £425,000

Hunters 240B Telegraph Road, Heswall, Wirral, CH60 7SG | 0151 342 2444
heswall@hunters.com | www.hunters.com

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DISCLAIMER
 These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
 All measurements are approximate



Highfields, Heswall, Wirral, CH60 7TF

Hunters are pleased to offer this detached family home featuring the following brief accommodation specification hall with ground floor WC, lounge, dining room, kitchen with sizeable utility, double return staircase leads to first floor landing with four bedrooms, bathroom and separate shower room. Externally the property features two driveways offering ample off road parking as well as access to double garage, patio terrace to side and rear garden mostly laid to lawn with mature shrubs and trees.

ENTRANCE

Front entrance door with side glazed panels leads to:-

HALLWAY

Spacious and airy hallway with clear story and double return staircase to first floor landing.



GROUND FLOOR WC

With low flush WC, pedestal wash basin, radiator and window to rear elevation.

LOUNGE

4.65m (15' 3") x 6.48m (21' 3")

Alabaster style moulded fireplace incorporating living flame gas fire, two radiators, window to side elevation and patio doors to rear providing garden access.



DINING ROOM

3.66m (12' 0") x 3.28m (10' 9")

With two radiators and window to front elevation.



KITCHEN

4.27m (14' 0") x 2.69m (8' 10")

Fitted with a traditional range of timber panelled wall and base units with rolled edge work surfaces featuring stainless steel one and a half bowl sink unit. Window to rear, tiling to splash back areas, pelmet lighting, Belling dual fuel Range cooker with overhead cooker hood, ceramic tile flooring and access through to:-



UTILITY

3.00m (9' 10") x 2.90m (9' 6")

With units to match those of kitchen, ceramic tile floor and radiator. Plumbing for automatic washing machine, door to outside and gas central heating boiler.

FIRST FLOOR

Double return staircase leads from hall to first floor landing.

BEDROOM ONE

5.33m (17' 6") x 3.05m (10' 0")

Radiator, window to front elevation and built in wardrobe.

BEDROOM TWO

3.78m (12' 5") x 2.74m (9' 0")

Radiator, window to side elevation and built in wardrobe.

BEDROOM THREE

3.23m (10' 7") x 2.74m (9' 0")

Window to front elevation, radiator and built in wardrobe.

BEDROOM FOUR

4.14m (13' 7") x 3.58m (11' 9")

Radiator and window to side elevation.

BATHROOM

Presented with suite in white to heritage pattern with panel bath, pedestal wash basin, low flush WC, radiator, window to rear and tiled walls.

SEPARATE SHOWER ROOM

With radiator, shower cubicle, tiled walls and window to rear elevation.

OUTSIDE

Front garden mostly laid to lawn with shrubs, two driveways one providing off road parking and the other serving as access to double garage. Side garden with access to frontage and also providing access to rear garden mostly laid to lawn with mature trees and shrubs.

Further additional Studio 16'2" x 11'3" - With exposed beam ceiling and two windows enjoying garden aspect.



OPENING HOURS

Monday 9.00 – 5.30
Tuesday 9.00 – 5.30
Wednesday 9.00 – 5.30
Thursday 9.00 – 5.30
Friday 9.00 – 5.30
Saturday 9.00 – 4.00
Sunday closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.