



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.

The Lydiate, Wirral, Merseyside CH60 8PR

Offers Over £600,000

4 Bedroom
 3 Reception
 2 Bathroom

****Sought After Lower Heswall Location - Estuary Views - South Facing Garden - No Onward Chain****

Hewitt Adams is delighted to offer to the market this FOUR BEDROOM DETACHED home located on The Lydiate in Lower Heswall, a short stroll from the heart of the Lower Village, a short walk to the Wirral Way and within the catchment area of the local Primary Schools.

The property also comes to the market with NO ONWARD CHAIN which will surely be attractive to anyone looking to acquire their new home within a deadline of the next few months.

The property is an attractive dwelling that offers: entrance hall, lounge, dining room, study, NEWLY installed kitchen, utility room and downstairs W.C. It is also equipped with a NEW modern combi boiler. Upstairs there are FOUR BEDROOMS - the master of which boasts an NEW en-suite. The rear two bedrooms both offer FANTASTIC ESTUARY VIEWS. The NEW main bathroom is also on this floor.

Externally there is a driveway affording parking for at least three cars, as well as a large Garage with an up and over door. To the rear of the property is a SOUTH FACING landscaped garden.

Call Hewitt Adams today on 0151 342 8200 to book a viewing of this fantastic addition to the market.

Front Entrance

Into:

Hall

Staircase to first floor, radiator, power points

Dining Room

11'10" x 11'3" (3.63 x 3.45)

Double glazed windows, radiator, power points

Study

11'3" x 9'10" (3.44 x 3.02)

Double glazed windows, radiator, power points

Kitchen

10'2" x 17'7" (3.11 x 5.38)

NEW fitted kitchen with wall and base units, integrated oven and grill, integrated dishwasher, integrated fridge and freezer, integrated induction hob with extractor hood, inset sink, double glazed window to front, door into:

Utility Room

NEW utility room with wall and base units, washing machine, double glazed window to rear, rear door, NEW Vaillant boiler

Lounge

14'4" x 21'1" (4.39 x 6.44)

Double glazed window to rear, double glazed sliding patio door, fireplace, radiator, power points

W.C

W.C, Wash hand basin, double glazed window to rear

UPSTAIRS

Bedroom One

16'7" x 10'4" (5.07 x 3.15)

Double glazed window to rear with a view of the Estuary, integral wardrobes, radiator, power points, door into:

En-Suite

NEW en-suite bathroom with panel bath with shower above, low level W.C, wash hand basin, double glazed window

Bedroom Two

15'5" x 11'2" (4.72 x 3.41)

Double glazed window to front aspect, integral wardrobes, radiator, power points

Bedroom Three

9'1" x 14'4" (2.77 x 4.39)

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

Bedroom Four

9'9" x 8'2" (2.98 x 2.50)

Double glazed window to front aspect, radiator, power points, integral wardrobes

Bathroom

NEW bathroom suite with panel bath, shower, low level W.C, wash hand basin, part tiled walls, towel rail, double glazed window

EXTERNALLY

Front Aspect - Off-Road tarmac-a-dam parking, gated driveway, side gate access to the rear garden. Garage with an up & over door.

Rear Aspect - SOUTH FACING garden with patio, lawned garden, established flowerbeds.

Garage

Up & Over door. Power & Lighting.

