



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.

## Crossley Drive, Wirral, Merseyside CH60 9JA

Offers In Excess Of £450,000

4 Bedroom
 2 Reception
 2 Bathroom

**\*\*Stunning Detached 3/4 Bedroom Bungalow - Sought After Lower Heswall Location - Beautifully Presented & Modern\*\***

Hewitt Adams are thrilled to present to the market this modern three / four bedroom DETACHED BUNGALOW located on Crossley Drive in Lower Heswall. This sought after cul-de-sac is located just off Pipers Lane. The bungalow is beautifully light and airy throughout - something that is a real feature of note with this property.

The property is beautifully presented and is certainly one of the more modern bungalows currently available on the market at this time. With large rooms, a log-burning stove, neutral yet modern decor - this is certainly a property a new owner could move straight into.

The property boasts: entrance hall, lounge, kitchen, three bedrooms - the master of which boasts an en-suite shower-room, as well as a fourth bedroom / dining room, with a main bathroom and a utility room. In total the bungalow is approximately 1,500SQFT and occupies a generous plot with a great rear garden.

With a large block-paved driveway affording parking for several cars, side gate access to the rear garden. The rear garden offers Indian stone patio and a raised lawned garden that benefits from plenty of sunlight due to its raised elevation, with garden shed and log-store.

## Entrance

Modern composite door into:

## Hall

Radiator, power points, Velux

## Kitchen & Dining Room

18'8" x 10'2" (5.71 x 3.10)

Modern open-aspect kitchen and dining room with fitted, integrated kitchen with granite worktops. With integrated double fridge, integrated oven and hob, integrated dishwasher, with an inset sink. Double glazed windows to front elevation, ample space for a large dining table and chairs, radiator, power points.

## Lounge

18'4" x 12'9" (5.59 x 3.89)

Double glazed bay window to the front aspect, radiator, power points, TV point, log-burning stove

## Bedroom One

13'10" x 10'2" (4.23 x 3.11)

Generous double bedroom with fitted wardrobes, double glazed patio doors to rear garden, fitted wardrobes, modern vertical radiator, TV point, door into:

## En-Suite

Comprising Shower, low level W.C, wash hand basin vanity, radiator, double glazed window to rear

## Bedroom Two

10'11" x 10'9" (3.33 x 3.28)

Double glazed window to rear aspect, radiator, power points

## Bedroom Three

9'4" x 8'9" (2.85 x 2.67)

Double glazed window to side aspect, radiator, power points, fitted wardrobes

## Bedroom Four / Dining Room

18'4" x 10'2" (5.59 x 3.11)

Double glazed bay window to front aspect, radiator, power points

## Bathroom

Comprising panel bath with shower above, low level W.C, wash hand basin vanity, radiator, Velux

## Utility

Double glazed door to rear, space and plumbing for washing machine, radiator, Velux

## Loft

Boarded & Accessed via a loft ladder. Providing excellent storage space!

## EXTERNALLY

Front Aspect - Generous block-paved driveway affording parking for several cars, side gate access to the rear garden.

Rear Aspect - Large landscaped rear garden comprising of two Indian stone patio sections and an elevated lawn. With a garden shed and a log-store. Due to the elevated height of the garden it benefits an excellent amount of sunlight.

