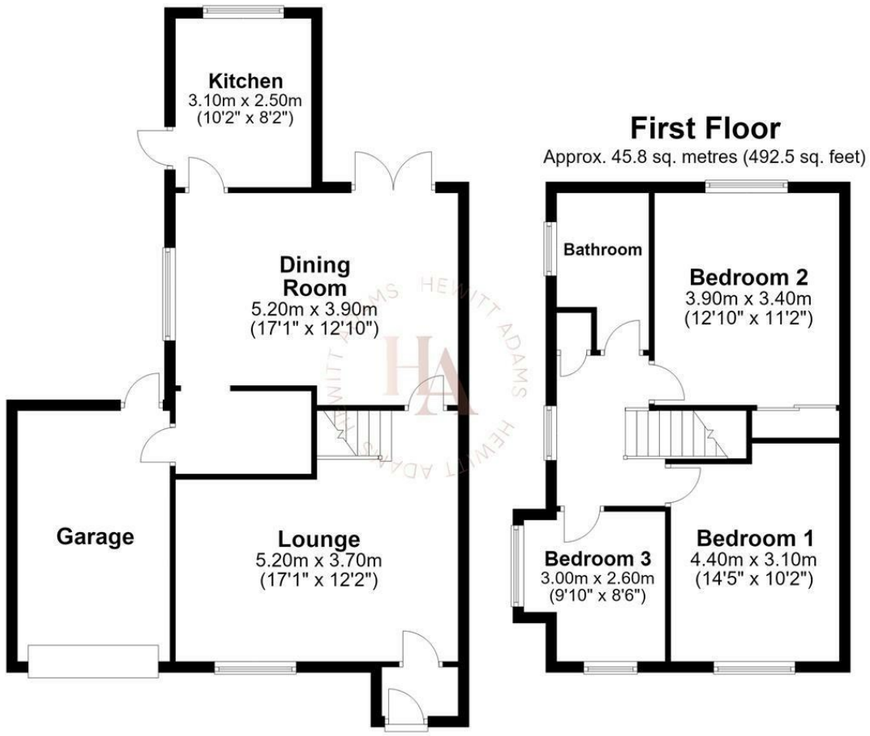




Ground Floor
Approx. 68.5 sq. metres (737.3 sq. feet)



First Floor
Approx. 45.8 sq. metres (492.5 sq. feet)

Total area: approx. 114.3 sq. metres (1229.9 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS



Heywood Boulevard, Wirral, CH61 3XF

£275,000

3 Bedroom | 2 Reception | 1 Bathroom | D

Three-Bedroom Semi-Detached Family Home – Fantastic Potential – Generous Bedrooms – Garage & Driveway – No Onward Chain

Hewitt Adams is delighted to offer to the market this THREE-BEDROOM SEMI-DETACHED FAMILY HOME, situated on the ever-popular Heywood Boulevard in Thingwall, offered with NO ONWARD CHAIN. Having been a much-loved family home for many years, the property has been well maintained and presents a FANTASTIC OPPORTUNITY for a new owner to modernise and put their own stamp on this spacious home. Heywood Boulevard is a quiet, family friendly location and there is a 'cut-through' leading to Thingwall Primary just around the corner. There is also easy access to Thingwall shops via a cut-through in Ambleside Close.

A particular highlight of the home is the EXCELLENT POTENTIAL TO RECONFIGURE THE ACCOMMODATION. The generously proportioned dining room opens into the kitchen, offering scope to create a fantastic OPEN-PLAN KITCHEN, DINING AND LIVING SPACE across the rear of the property, subject to necessary consents.

There is also a useful area beneath the staircase, providing access to the integral garage, which in the agent's opinion could offer potential for a DOWNSTAIRS WC OR SHOWER ROOM, subject to feasibility and relevant approvals. Another standout feature is the THREE GENEROUSLY SIZED BEDROOMS. The third bedroom benefits from a side box-bay window, creating a notably larger room than found in some neighbouring properties.

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Front Entrance
Into;

Porch
Door into;

Lounge
12'1" x 17'0" (3.7 x 5.2)
Double glazed window, radiator, power points, fireplace

Dining Room
12'9" x 17'0" (3.9 x 5.2)
Double glazed window, double glazed doors to the garden, radiator, door into the kitchen

Alcove Under Stairs
5'6" x 6'6" (1.7 x 2.00)
Access into the garage
Space for a home office, or subject to regs and viability - a downstairs w.c / shower-room. *Agents opinion only. Seek builders advice.

Kitchen
10'2" x 8'2" (3.1 x 2.5)
Wall and base units, inset sink. double glazed window, side door, space for white-goods, integrated oven and hob, integrated fridge-freezer, integrated washing machine

UPSTAIRS

Bedroom One
14'5" x 10'2" (4.4 x 3.1)
Double glazed window, radiator, power points

Bedroom Two
12'9" x 11'1" (3.9 x 3.4)
Double glazed window, radiator, power points

Bedroom Three
9'10" x 8'6" (3.0 x 2.6)
Double glazed window, radiator, power points

Slightly larger than typical 3rd bedroom due to the box bay window to the side.

Bathroom
Comprising bath with shower above, low level W.C, wash hand basin, double glazed window

EXTERNALLY
Externally, the property boasts DRIVEWAY PARKING, AN INTEGRAL GARAGE AND A GOOD-SIZED PRIVATE REAR GARDEN.

Council Tax Band
C










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