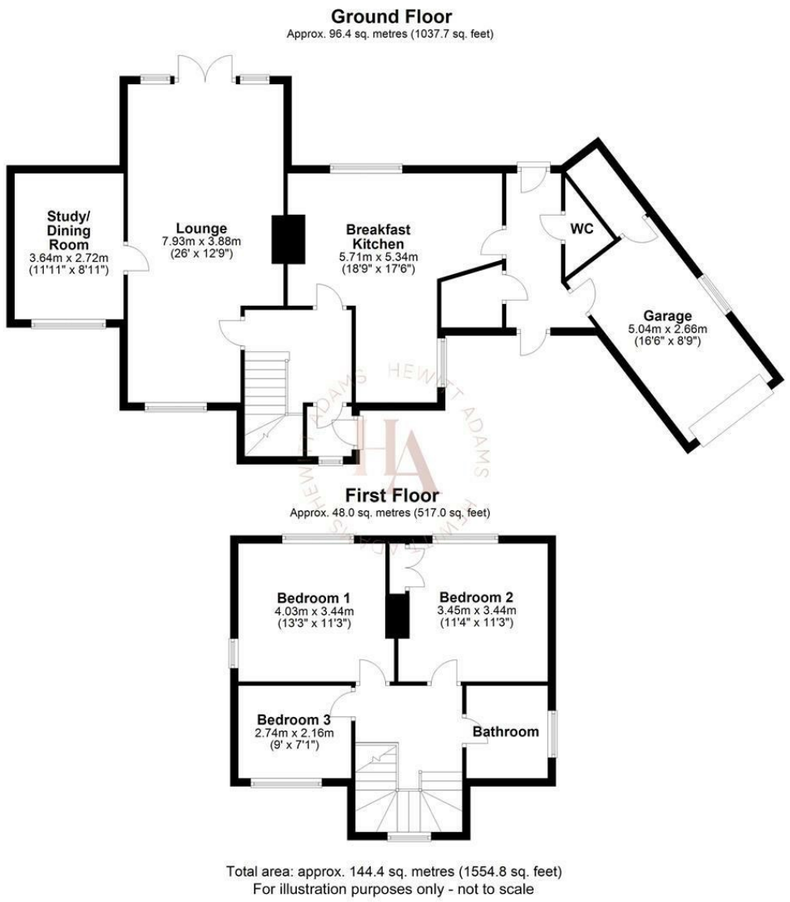






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HEWITT ADAMS
ESTATE & LETTING AGENTS



Briarfield Road, Wirral, CH60 2TH

£570,000

3 Bedroom | 2 Reception | 1 Bathroom | C

A Hidden Heswall Gem – Stylish, Spacious & Perfect for Families! Sold With No Chain!

If you've been searching for the perfect blend of peace, practicality and premium living, look no further! Tucked away on a quiet and desirable road just moments from the heart of Heswall, this beautifully finished home is an absolute must-see. Whether you're craving calm or convenience, this BRILLIANT LOCATION delivers both—walkable to town yet wonderfully private, and sitting comfortably within catchment for the ever-popular Gayton Primary and a selection of other highly regarded schools.

Sitting proudly on a GENEROUS PLOT, offering scope to EXTEND - STPP, this stylish home has been thoughtfully updated throughout to offer a fantastic layout for families. Step inside and you're greeted by a welcoming entrance porch and a spacious reception hallway that sets the tone for the light, airy feel that flows throughout. The formal lounge is perfect for cosy nights in, while the modern family kitchen and dining area are the real heart of the home - ideal for everything from homework to hosting! Decorated immaculately throughout in a stylish fashion.

Need a bit more room to breathe? There's also a handy study, a downstairs W.C, and a utility room cleverly tucked off the kitchen via a lean-to - everything a busy household needs. Upstairs, the airy landing leads to three beautifully presented bedrooms, boasting plenty of storage. The sleek four-piece family bathroom completes the picture in style.

Outside, there's a large driveway with ample parking and garage access. The LANDSCAPED front and rear gardens are designed to be low-maintenance yet high-impact, giving you great outdoor

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Front Entrance
Into:

Porch
Door into:

Hall
Staircase to first floor, radiator, power points

Lounge
26'0" x 12'8" (7.93 x 3.88)
Double glazed window, radiator, power points, Log Burner, double glazed patio doors out to the garden

Study / Dining Room
11'11" x 8'11" (3.64 x 2.72)
Double glazed window, radiator, power points

Breakfast Kitchen / Diner
18'8" x 17'6" (5.71 x 5.34)
A light and airy kitchen diner with fitted wall and base units, spaces for white goods, inset sink, double glazed window, radiator, power points, a perfectly sized dining area

Utility & W.C
Comprising W.C. and wash basin, with space and plumbing for washing machine and dryer. Accessed via the LEAN-TO off the kitchen diner, which also provides 'covered' access to the garage and the garden

UPSTAIRS

Bedroom One
13'3" x 11'3" (4.04 x 3.44)
Double glazed window, radiator, power points

Bedroom Two
11'3" x 11'3" (3.45 x 3.44)
Double glazed window, radiator, power points, integral wardrobe

Bedroom Three
8'11" x 7'1" (2.74 x 2.16)
Double glazed window, radiator, power points

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

EXTERNALLY
Front & Side Aspect - Offering off-road driveway parking, garage. With a large front and side lawned garden. Offering considerable scope for further extensions - subject to planning permission.

Rear Aspect - A well stocked and clearly cherished, landscaped garden comprising patio area, raised beds, lawned garden and with mature trees.

Council Tax Band
F










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