



**Heygarth Road, Wirral CH62 8AL**

**welcome to**

## **Heygarth Road, Wirral**

Spacious three-bedroom home in a popular location, offering two reception rooms, conservatory, kitchen and entrance hall. Upstairs benefits from three bedrooms, a separate WC and wet room. Close to local amenities, schools and transport links, this home offers great potential for a range of buyers.



## Property Description

A well-proportioned family home offering versatile living space and a generous plot in a sought-after residential area.

The ground floor features two inviting reception rooms, ideal for both relaxing and entertaining, along with a bright conservatory overlooking the rear garden. A fitted kitchen and entrance hall complete the layout, providing a practical flow throughout the home. Upstairs, the property offers three bedrooms, along with a separate WC and a convenient wet room.

Externally, the frontage benefits from a driveway providing off-road parking and a lawned garden. To the rear, you will find a spacious garden enjoying a patio area, lawn and a detached garage, offering excellent storage or potential workshop space. This property presents a fantastic opportunity for a range of buyers and is ideally positioned close to local amenities, schools and transport links.

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

### Lounge

15' 1" x 12' 3" ( 4.60m x 3.73m )

### Dining Room

10' 4" x 10' ( 3.15m x 3.05m )

### Kitchen

11' 8" x 7' 9" ( 3.56m x 2.36m )

### Conservatory

10' 8" x 9' ( 3.25m x 2.74m )

### Bedroom One

14' x 11' ( 4.27m x 3.35m )

### Bedroom Two

11' 5" x 11' ( 3.48m x 3.35m )

### Bedroom Three

8' 2" x 8' 9" ( 2.49m x 2.67m )

### Garage

14' 10" x 7' 10" ( 4.52m x 2.39m )



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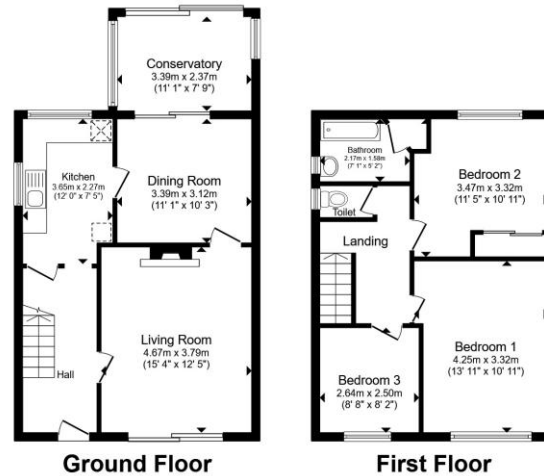
welcome to

## Heygarth Road, Wirral

- Council tax band B
- No onward chain
- Two reception rooms
- Conservatory
- Off road parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over  
**£220,000**



Total floor area 99.6 m<sup>2</sup> (1,073 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BEB110642 - 0002

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