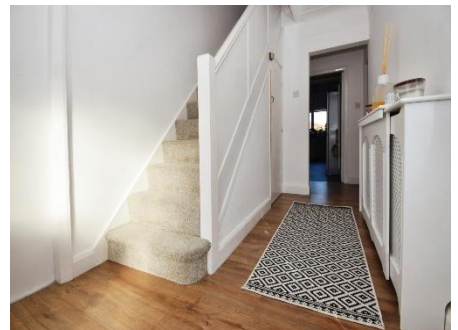




Carol Drive, Heswall

£350,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Nestled in a highly sought-after location, this extended semi-detached home offers the perfect blend of comfort and convenience. Just a short stroll from the vibrant heart of Heswall, you'll have an array of shops, restaurants, and nightlife right on your doorstep. Warm and welcoming, the property benefits from gas central heating and double glazing throughout. Stepping inside, the layout begins with a handy porch leading to a spacious hallway and a convenient downstairs WC. The sitting room, with its double doors, flows seamlessly into the lounge dining area, where patio doors open out to the rear garden—perfect for entertaining or simply unwinding. The fitted kitchen provides access to the utility rooms and garage, adding extra practicality. Upstairs, you'll find three well-proportioned bedrooms, along with a stylish three-piece bathroom. A staircase from the landing leads to a generous loft room, ideal as a fourth bedroom, home office, or creative space. Outside, the property boasts a driveway with off-road parking leading to the garage. To the rear, a garden with a patio area offers a great spot for relaxing or al fresco dining. With its spacious layout, sought-after location, and excellent amenities close by, this charming home is one not to be missed! Council tax band D. Freehold. Ultrafast broadband. Please note that the owner of this property is a 'Connected Person' to Lesley Hooks Estate Agents, as defined by the Estate Agents Act 1979.



Hallway

16'3" (4.95m) x 6'10" (2.08m)

Downstairs WC

7'10" (2.39m) x 3'5" (1.04m)

Sitting Room

13'4" (4.06m) x 12'5" (3.78m)

Lounge Dining Room

23'9" (7.24m) x 12'5" (3.78m)

Kitchen

18'6" (5.64m) x 6'0" (1.83m)

Bedroom One

10'7" (3.23m) To Wardrobe x 11'2" (3.4m)

Bedroom Two

11'2" (3.4m) x 10'3" (3.12m)

Bedroom Three

6'8" (2.03m) x 8'3" (2.51m) Into Wardrobe
Reces

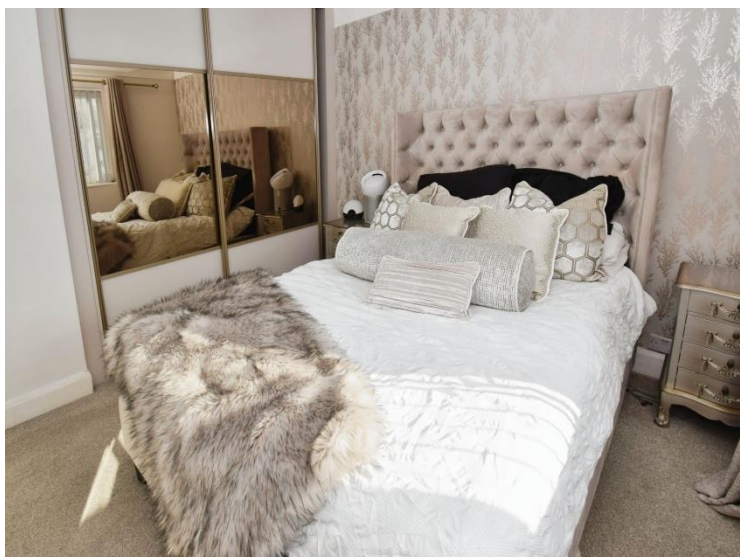
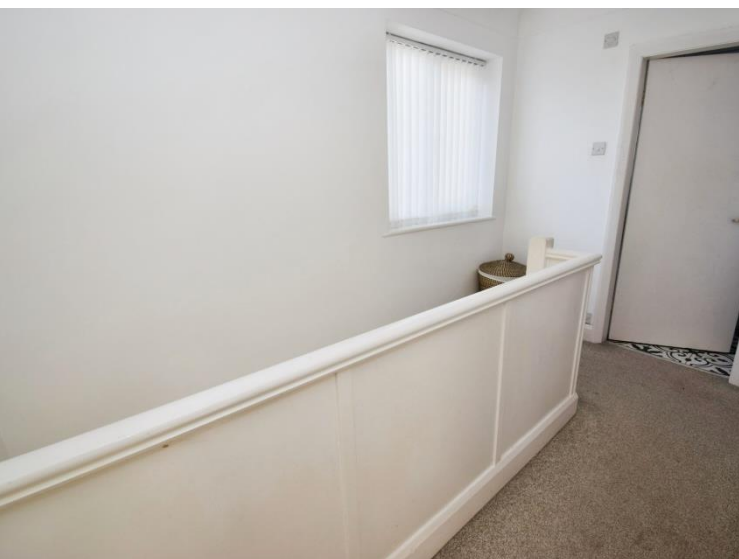
Bathroom

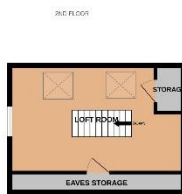
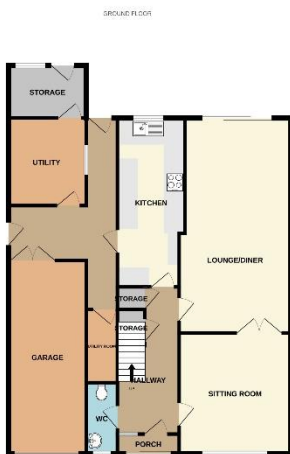
7'10" (2.39m) x 5'4" (1.63m)

Loft Room

19'6" (5.94m) x 11'10" (3.61m)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.