



Malley Close, Upton Pines
Wirral

Offers in the Region of
£325,000



Property Type: Semi Detached House

Council Tax Band: D

Tenure: Leasehold

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

- Fabulous Semi Detached Family Home
- Situated In The Popular Upton Pines
- Spacious Lounge
- Kitchen/Dining Area
- Downstairs W/C
- Master Bedroom with En-Suite
- Three Double Bedrooms
- Driveway & Garage
- Please quote reference (MK1306) when enquiring

Step into this beautifully presented three-bedroom semi-detached home located in the highly sought-after Upton Pines development. Perfectly suited for families and professionals alike, this home offers spacious living, modern features, and a prime location close to excellent schools and transport links.





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The ground floor boasts a bright and airy lounge, kitchen/dining area with patio doors that open out to a low-maintenance rear garden, and a convenient downstairs WC. Just off the kitchen, a separate utility room provides additional practicality, keeping laundry and household tasks neatly tucked away.

Upstairs, you'll find three well-proportioned double bedrooms. The master bedroom features a private en-suite shower room, while both the master and second bedroom benefit from fitted wardrobes, providing excellent built-in storage. A modern family bathroom serves the remaining bedrooms. Throughout the home, fitted wooden blinds add a tasteful finish and enhance both privacy and style.

This property offers plenty of storage space, including a fully boarded loft—ideal for keeping seasonal or bulky items neatly tucked away.

It also boasts an impressive EPC rating of B, meaning it is super energy efficient, helping to keep running costs low and reducing your environmental footprint.

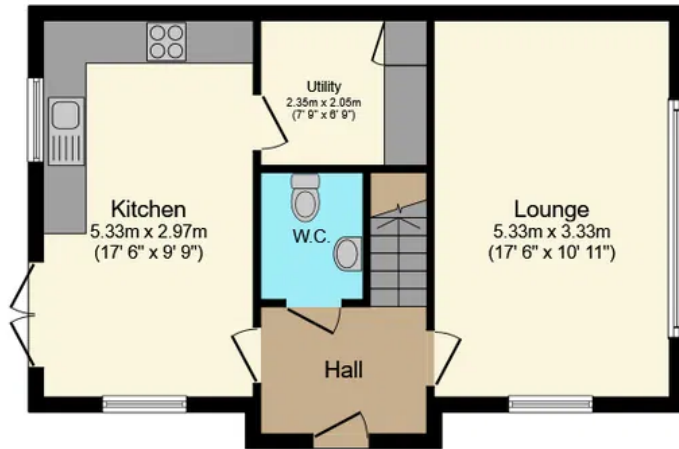
Externally, the home features a driveway providing off-road parking, as well as separate garage for further storage or vehicle use. This family home sits in a prime location within the catchment area for fantastic local schools, making it an excellent choice for families. With easy access to transport links into Liverpool and Chester, it also offers great connectivity for commuters.

This is a fantastic opportunity to secure a well-appointed, energy-efficient home with generous storage in one of the area's most sought-after developments. Viewings are highly recommended—get in touch today to arrange yours.



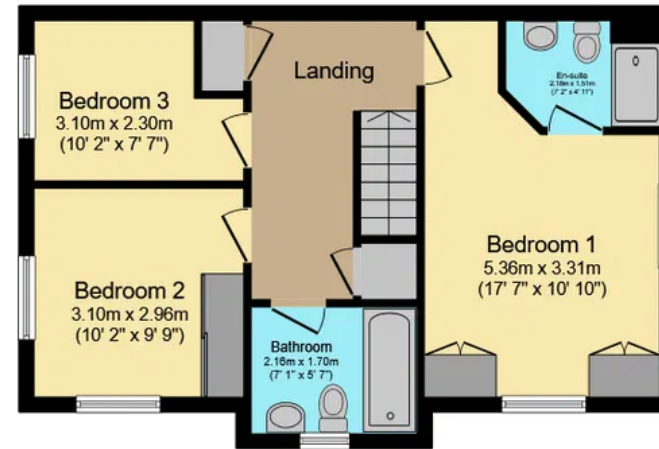






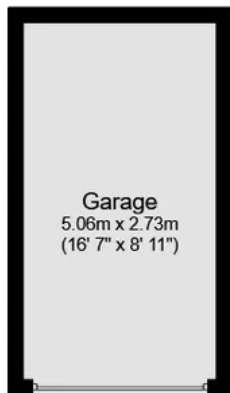
Ground Floor

Floor area 48.4 sq.m. (521 sq.ft.)



First Floor

Floor area 48.4 sq.m. (521 sq.ft.)



Garage

Floor area 13.8 sq.m.
(149 sq.ft.)

Total floor area: 110.6 sq.m. (1,190 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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