



Sandham House
HESWALL, WIRRAL

Sandham House

HESWALL, WIRRAL



A charming and deceptively spacious four-bedroom detached family home situated in a peaceful and highly desirable residential suburb of Heswall.



FEATURES

- Four double bedrooms
- Two bathrooms
- Three reception rooms
- Five minute drive to Heswall town
- Beautiful garden and patio
- Garage and off road parking
- Within walking distance to amenities



DESCRIPTION

Sandham House is an attractive detached family home built in 1933 and located in a highly desirable residential road on the outskirts of Heswall.

Internally, the property boasts a bright interior design, with an abundance of natural light from the the large bay windows. The ground floor comprises a welcoming entrance hallway, a large living room with original parquet flooring and beautiful stained-glass doors that open into the dining room, creating an ideal entertaining space. There is a cosy snug with electric fire which leads into a bright conservatory with doors leading onto the rear patio and garden. The generously sized kitchen is fully equipped with integrated appliances, under floor heating and granite work surfaces. There is a downstairs shower room tiled throughout with shower, W.C, heated towel rail and wash basin. Upstairs, the property comprises a spacious landing, four good- sized double bedrooms and a second stylish family bathroom with free standing bath and shower over.

Externally, the property has an attached garage and a driveway providing ample off-road parking. The garage is ideally suited for storage and houses the gas combination boiler which has been recently upgraded by the current owners.

At the rear of the property is a beautifully manicured garden, which enjoys a sunny and private aspect. There's an easy-to-maintain lawn and a terraced area; perfect for alfresco dining and hosting Summer barbeques.

Sandham House provides substantial living space with 3/4 reception rooms and large bedrooms, totalling 2246 sq ft (209 sq m) in a beautiful and well regarded location.



SITUATION

Sandham House is located on Sandham Road, a leafy residential road on the outskirts of Heswall providing a fantastic mix of a peaceful setting combined with the accessibility to local amenities and transportation; an ideal location for families and professionals alike.

The property is within walking distance to Barnton Primary School, Heswall train station and local shops and amenities. It is also close travelling distance to several other highly regarded Primary and Secondary schools. Heswall Golf Club and several parks/ recreational areas, including Heswall Dales, are within proximity. Heswall town centre can be reached in under 1.5 miles (5 minute drive) and has its own unique charm, providing an extensive array of amenities including supermarkets and boutique shops, cafes and restaurants. Other neighbouring towns and villages include Parkgate, Thurstaston, West Kirby and Neston.

The transport links are excellent being close to the M53 for easy commuting to Liverpool (9 miles) and easy access to Ellesmere Port, Chester, North Wales and provides commuting links to other major centres of employment in the North West. The train station and bus stops are within walking distance.







TENURE

Freehold

COUNCIL TAX

Band G

METHOD OF SALE

Private Treaty

SERVICES

All mains services

VIEWINGS

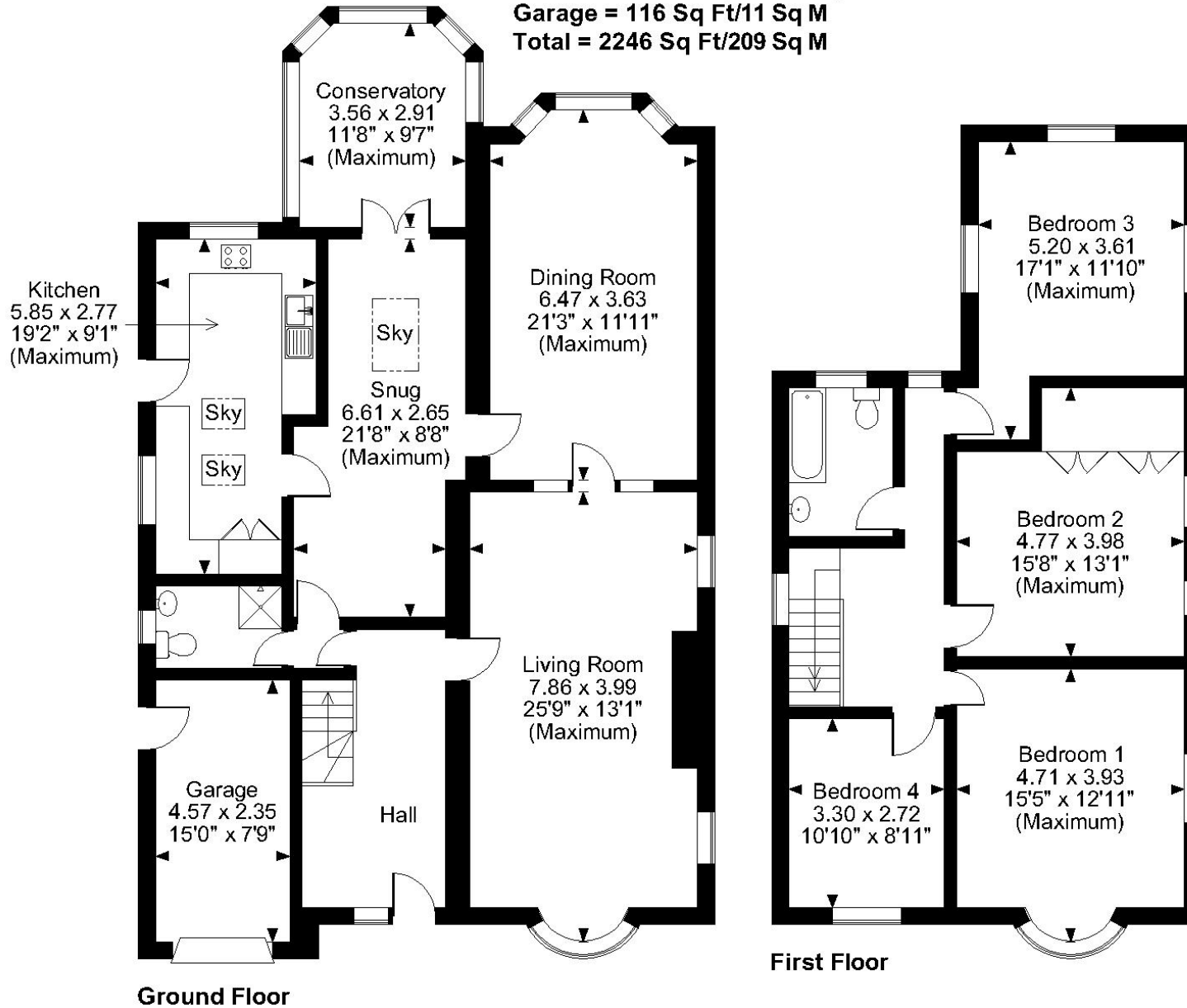
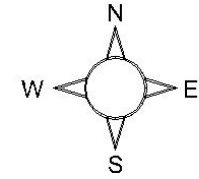
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLAN

Approximate Gross Internal Area
Main House = 2130 Sq Ft/198 Sq M
Garage = 116 Sq Ft/11 Sq M
Total = 2246 Sq Ft/209 Sq M



LEGAT OWEN
Albion House
Albion Street
Chester
CH1 1RQ

LegatOwen
RESIDENTIAL
01244 408288
legatowen.co.uk