

DRAFT DETAILS

Constables

SALES & LETTINGS



4



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D

126 Stanton Road Wirral CH63

£420,000



- Four Bedroom Family Home
- Highly Sought After Bebington Location
- Off Road Parking for Several Cars
- Modern Open Plan Kitchen / Diner
- Electric Car Charge Point
- Opposite Spital Recreational Park
- Large Space for Home Office
- Council Tax Band: D (Wirral Borough Council)

Constables is delighted to offer to the market this exceptional extended four bedroom semi detached family home on a very desirable road of Bebington.

Just a short walk from Port Sunlight and opposite a scenic park this property boasts four bedrooms, off road parking for multiple cars and an extensive rear extension with open plan lounge / diner with bi-folding doors onto the garden, spacious garden room and downstairs W/C.

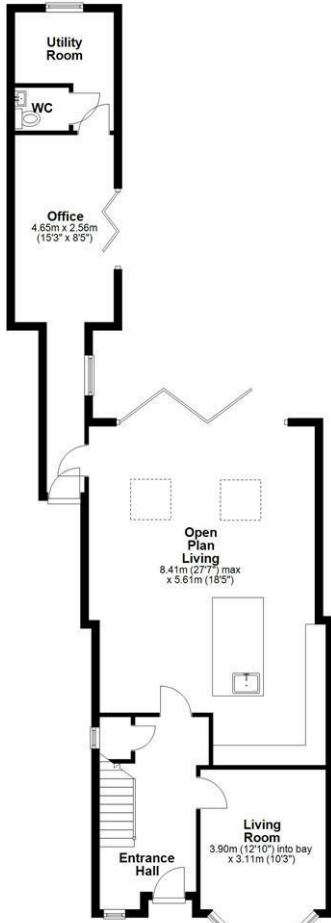
This property briefly comprises; entrance hall, lounge with feature bay window and gas fire, open plan kitchen diner with modern fitted kitchen with integrated double oven, plenty of storage and a centre island with hot water tap. To the rear of the property there are bi-folding doors out from the open plan living space as well as matching bi-folding doors out from the office / garden room out onto a new large decking area. To complete the ground floor accommodation there is a handy utility space along with a ground floor W/C.

To the first floor there are three bedrooms the master and second bedroom both have fitted wardrobes along with a small third bedroom and family bathroom, on the second floor there is a large double bedroom with fitted wardrobes storage into the eaves and an en-suite bathroom.

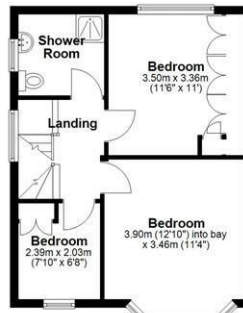
Externally to the front of the property there is off road parking for several cars along with an electric car charger point. To the rear of the property there is a large decking seating area leading onto a spacious area of grassed lawn with apple and plum trees and a hard standing section for either seating or sheds to go.

This property really needs to be viewed to appreciate what is on offer.

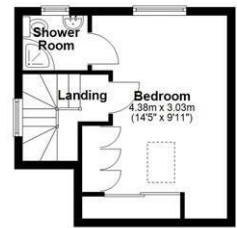
Ground Floor



First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		



Ground Floor

Entrance Hall

Lounge

12'10" into bay x 10'3"

Open Plan Kitchen / Diner

27'7" max x 18'5"

Office / Garden Room

15'3" x 8'5"

Utility Room

W/C

First Floor

Master Bedroom

12'10" into bay x 11'4"

Second Bedroom

11'6" x 11'

Third Bedroom

7'10" x 6'8"

Shower Room

Second Floor

Fourth Bedroom

14'5" x 9'11"

En-Suite





