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**1 Trent Way, Gayton, Wirral CH60 3RX  
Offers In The Region Of £650,000**

A rare opportunity to acquire this beautifully modernised well-appointed three double bedroom detached bungalow. Set in a private quiet and peaceful area just minutes away from the center of Heswall. Featuring two reception rooms and an open plan kitchen/diner, a generous private garden with patio area, double garage and driveway large enough for multiple vehicles. perfect for anyone wanting a semi-rural property.

At the front of the property is a large front lawn space filled with plants, flowers and shrubs and Indian stone driveway. Just through the entrance hallway is a small WC and storage cupboard leading through to the spacious living room. Ahead is the open plan kitchen/ diner space including a spacious pantry, integrated appliances, granite worktops and an island in the center. Off the kitchen there is a separate utility room with sink and access to integral garage. Completed with a small sitting room extension featuring sliding doors leading out to decking area and Indian stone patio with a spacious private garden, thoughtfully landscaped to create a peaceful outdoor retreat, perfect for relaxing or entertaining in style.

With access from open-plan kitchen/ diner leads on to 3 spacious double bedrooms including fitted wardrobes and a family bathroom. The master bedroom has an En-suite and French Doors to the decking area.

This charming, detached property is located in one of Gayton's quiet, residential areas. Many shops, amenities and restaurants are just a short stroll away whilst the M53 is minutes by car for travel further afield.

Early viewing is highly recommended to appreciate all this property has to offer.

Call 0151 3368171 to arrange a viewing

### **Entrance Hall**

Double Glaze door, radiator etc etc

**Lounge 23 x 11'10 (7.01m x 3.61m)**

**Kitchen Diner 23'1 x 12'5 (7.04m x 3.78m)**

**Utility Room 15'1 x 5'7 (4.60m x 1.70m)**

**Garden Room 12'4 x 10'6 (3.76m x 3.20m)**

**Master Bedroom 12'2 x 11'10 (3.71m x 3.61m)**

**En-Suite 6'5 x 5'11 (1.96m x 1.80m)**

**Bedroom 1 12 x 11'6 (3.66m x 3.51m)**

**Bedroom 2 9'11 x 8'6 (3.02m x 2.59m)**

**Family Bathroom 6'5 x 5'3 (1.96m x 1.60m)**

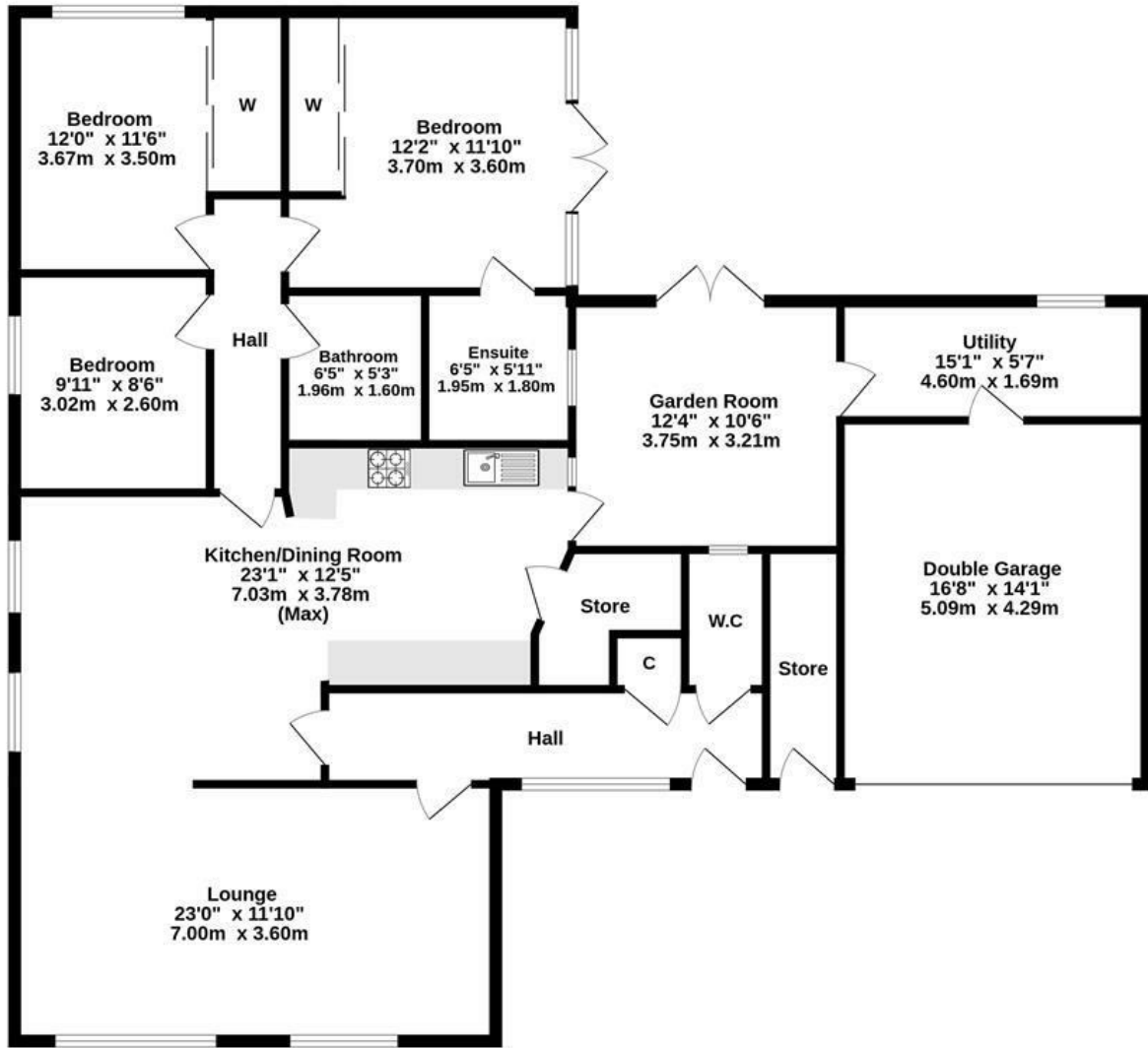
**Double Garage 16'8 x 14'1 (5.08m x 4.29m)**







# GROUND FLOOR



TRENT WAY, GAYTON

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metroplex ©2023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metroplex ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	69	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		