



**Raby Road, Wirral CH63 4JR**



**welcome to**

## **Raby Road, Wirral**

Words can not describe, the perfection the eyes see....Stars shining bright above you, Night breezes seem to whisper "I love you" Birds singing' in the sycamore trees, Dream a little dream of me.....and this you will, Here in Thornton Hough!!!

Book today....Dreams really do come true!!

### **Breakfast Room**

12' 7" x 8' 5" ( 3.84m x 2.57m )  
Radiator

### **Front Hallway**

Entrance door, front facing double glazing window, storage cupboard, radiator

### **Rear Hallway**

Rear facing double glazing window and door

### **Cloakroom / Wc**

WC and wash hand basin

### **Lounge**

16' 6" x 28' 6" ( 5.03m x 8.69m )  
Three bay windows with front, rear and side aspects.  
TV point and radiator.

### **Dining Room**

15' 7" x 10' 6" ( 4.75m x 3.20m )  
Side facing double glazing window

### **Kitchen**

16' 5" x 12' 8" ( 5.00m x 3.86m )  
Front facing double glazing window, tiled floor, wall and base units, worktops, sink drainer, plumbing for washing machine and dishwasher, AGA gas range.

### **Swimming Pool**

53' 2" x 20' 8" ( 16.21m x 6.30m )  
Indoor heated swimming pool, rear and side facing windows, patio doors to rear

### **Study**

16' 3" x 12' 8" ( 4.95m x 3.86m )  
Front facing double glazing window, radiator

### **Landing**

Split level landing with front and rear facing double glazing windows.

### **Bedroom One**

17' 2" x 17' 6" ( 5.23m x 5.33m )  
Window with front and side facing aspect, attached to snug with Juliet balcony, walk in wardrobe and en suite.

### **Snug With Balcony**

9' x 13' 2" ( 2.74m x 4.01m )  
Snug with Juliet balcony and radiator

### **Walk In Wardrobe**

5' 3" x 7' 8" ( 1.60m x 2.34m )  
Window with rear facing aspect

### **En Suite**

Shower cubicle, WC and wash hand basin, rear facing double glazing window.

### **Bedroom Two**

13' 7" x 13' 1" ( 4.14m x 3.99m )  
Front facing double glazing window.

### **Bedroom Three**

12' 9" x 13' 9" ( 3.89m x 4.19m )  
TV point, radiator, front and side facing double glazing window.

### **Bathroom**

12' 8" x 9' 1" ( 3.86m x 2.77m )  
Shower cubicle, mixer taps, bath, WC, wash hand basin, radiator. Rear facing double glazing window.

### **Bedroom Four**

12' 8" x 14' 7" ( 3.86m x 4.45m )  
Built in cupboard, rear facing double glazing window.

### **Bedroom Five**

13' 7" x 14' 7" ( 4.14m x 4.45m )  
Jack & Jill bedroom (or play room), built in shelves and rear facing double glazing window.

### **Bedroom Six**

14' 7" x 16' 9" ( 4.45m x 5.11m )  
Side and rear facing double glazing window, built in shelves

### **Shower Room**

Shower cubicle, WC, wash hand basin, rear facing double glazing window

### **Front Garden**

Lawn area and cobbled pathway

### **Rear Garden**

Gated, lawn area, cobbled path, trees and hedges.

### **Parking**

Dropped kerb to cobbled drive plus garage.

### **Garage**

Up and over doors with a doorway to the side.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





**welcome to**  
**Raby Road,**  
**Wirral**

- Five/Six Bedroom Detached House
- Four Reception Rooms
- Kitchen
- Swimming Pool
- Downstairs W.C

Tenure: Freehold EPC Rating: E

**£1,250,000**



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Property Ref:  
GRE105459 - 0007

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