

**Simpson Place, Wirral CH49 0WN**

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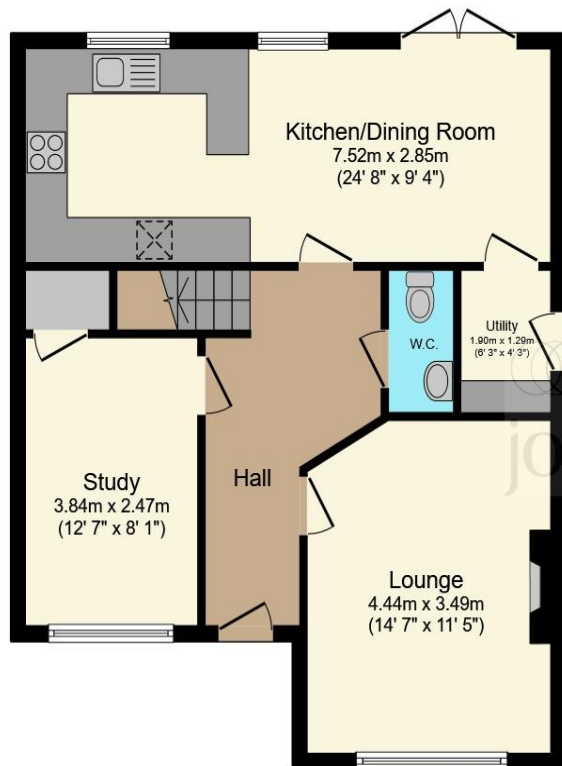
## **Simpson Place, Wirral**

Executive Family Home - A Must-See!

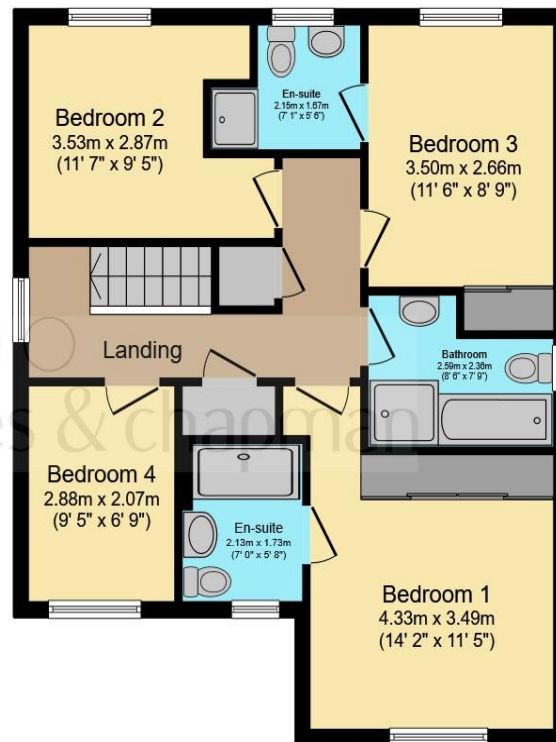
Nestled in the highly sought-after Upton Pines development, this beautifully presented four-bedroom detached home in Simpson Place is the perfect choice for a growing family.



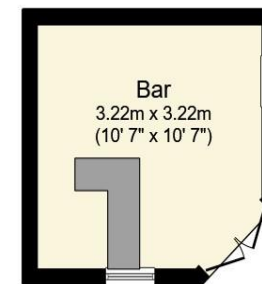




**Ground Floor**



**First Floor**



**Outbuilding**

**Hall**

**Lounge**

14' 7" x 11' 5" ( 4.45m x 3.48m )

**Study/Lounge**

12' 7" x 8' 1" ( 3.84m x 2.46m )

**Kitchen / Diner**

24' 8" x 9' 4" ( 7.52m x 2.84m )

**Downstairs W.C**

3' 8" x 5' 9" ( 1.12m x 1.75m )

**Utility Room**

6' 3" x 4' 3" ( 1.91m x 1.30m )

**Bedroom One**

14' 2" x 11' 5" ( 4.32m x 3.48m )

**En-Suite**

7' x 5' 6" ( 2.13m x 1.68m )

**Bedroom Two**

11' 7" x 9' 5" ( 3.53m x 2.87m )

**En-Suite**

7' 1" x 5' 6" ( 2.16m x 1.68m )

**Bedroom Three**

11' 6" x 8' 9" ( 3.51m x 2.67m )

**Bedroom Four**

9' 5" x 6' 9" ( 2.87m x 2.06m )

**Bedroom Two**

11' 7" x 9' 5" ( 3.53m x 2.87m )

**Bathroom**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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## **Simpson Place, Wirral**

- Stunning Detached Family Home in the sought-after Upton Pines development
- Four Spacious Bedrooms, including two with en-suite shower rooms
- Open-plan kitchen/dining area - perfect for entertaining
- Modern, stylish, and ideal for a growing family
- Separate utility room for added convenience

Tenure: Freehold EPC Rating: B

offers in the region of

**£415,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GRE105895 - 0004

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