



Epsom Road, Moreton, Wirral, CH46 1PT

welcome to

Epsom Road, Moreton Wirral

Perfect for families, this detached home offers stylish living with a cosy snug, four spacious bedrooms, and a beautifully maintained garden made for relaxing and play. A warm and welcoming space to truly make your own.



Property Description

This beautifully presented detached home offers spacious and versatile living, making it an ideal choice for families or those looking to upsize. The welcoming lounge enjoys views over the immaculate rear garden, while a separate snug provides the perfect cosy retreat or playroom. The modern kitchen is thoughtfully designed and complemented by a convenient downstairs WC. Upstairs, there are four well-proportioned bedrooms, three of which are doubles including a generous master with en-suite shower room. Externally, the property features a driveway leading to a garage, and the rear garden is a true highlight lovingly maintained and perfect for family life or outdoor entertaining.

Entrance Hall

Composite front door, double panel radiator and laminate flooring.

Downstairs W.C

Double glazed window to the front aspect, wash hand basin, WC, chrome radiator and laminate flooring.

Lounge

14' 4" x 12' 1" (4.37m x 3.68m)
The lounge has UPVC sliding doors leading to the rear garden, a double panel radiator and laminate flooring.

Dining Room

12' 1" max x 7' 11" (3.68m max x 2.41m)
The dining room has a double glazed window overlooking the front aspect, a double panel radiator and laminate flooring.

Kitchen

15' x 7' 10" (4.57m x 2.39m)
The kitchen has a double glazed window overlooking the rear aspect, a door to the side with double glazed window, a fitted kitchen with wall and base units, sink with drainer, integrated dishwasher, plumbing for a washing machine, gas hob with extractor and a fan oven.

Landing

Stairs from the hall, loft access and a cupboard housing the boiler and additional storage space.

Bedroom One

13' 2" max x 11' (4.01m max x 3.35m)
The master bedroom has double glazed window to the front and side aspect, built in wardrobes, two single panel radiators and a fitted carpet.

En-Suite

The en-suite has a double glazed window to the front aspect, a shower cubicle, WC and a wash hand basin set within a vanity unit, chrome radiator, tiled flooring and partially tiled walls.

Bedroom Two

13' 4" max x 8' 1" (4.06m max x 2.46m)
The second bedroom has a double glazed window overlooking the front aspect, a single panel radiator, a fitted carpet and a built in wardrobe.

Bedroom Three

12' 4" x 10' max (3.76m x 3.05m max)
The third bedroom has a double glazed window overlooking the rear aspect, a single panel radiator and a fitted carpet.

Bedroom Four

9' 1" x 7' 2" (2.77m x 2.18m)
The fourth bedroom has a double glazed window overlooking the rear aspect, a single panel radiator and laminate flooring.

Bathroom

The bathroom has a double glazed window to the rear aspect, a bath with overhead shower, WC, wash hand basin, single panel radiator, extractor, partially tiled walls and vinyl flooring.

Front Garden

Laid to lawn with a driveway offering off road parking for two cars.

Rear Garden

Enclosed rear garden, decked area with artificial grass, lawn with potted borders, wooden shed, wooden summer house and a pond at the rear.

Garage

17' 2" x 8' (5.23m x 2.44m)
The garage has an up and over door with power and lighting.



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welcome to

Epsom Road, Moreton, Wirral

- Council tax band D
- Detached family home
- Two reception rooms
- Downstairs WC
- En-suite master bedroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£325,000



Ground Floor



First Floor

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



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Property Ref:
MOR108150 - 0004

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