



## North Parade, Hoylake, Wirral, CH47 3AL

- Executive Four Double Bedroom Detached Residence
- Immaculately Presented to an Exceptional Standard
- Hall, W.C, Two Reception Rooms and Large Kitchen Diner
- Ample Off Road Parking and a Large Detached Garage/Workshop
- Sensational Front Views Over the Beech Towards the Sea
- Spacious Family Home Flooded with Natural Light
- Four Double Bedrooms, En Suite and Four Piece Bathroom
- Enclosed Rear Garden with Patio, Lawn and Planting Borders



£649,950









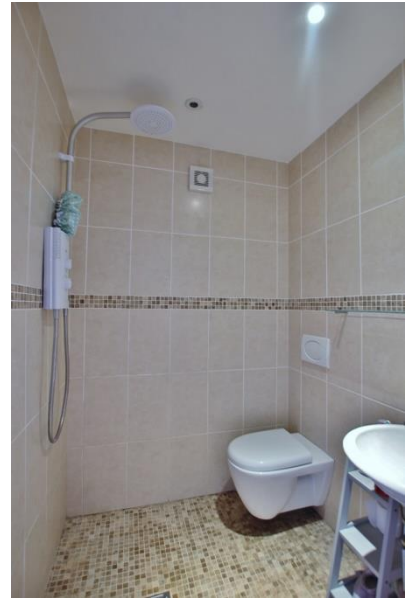










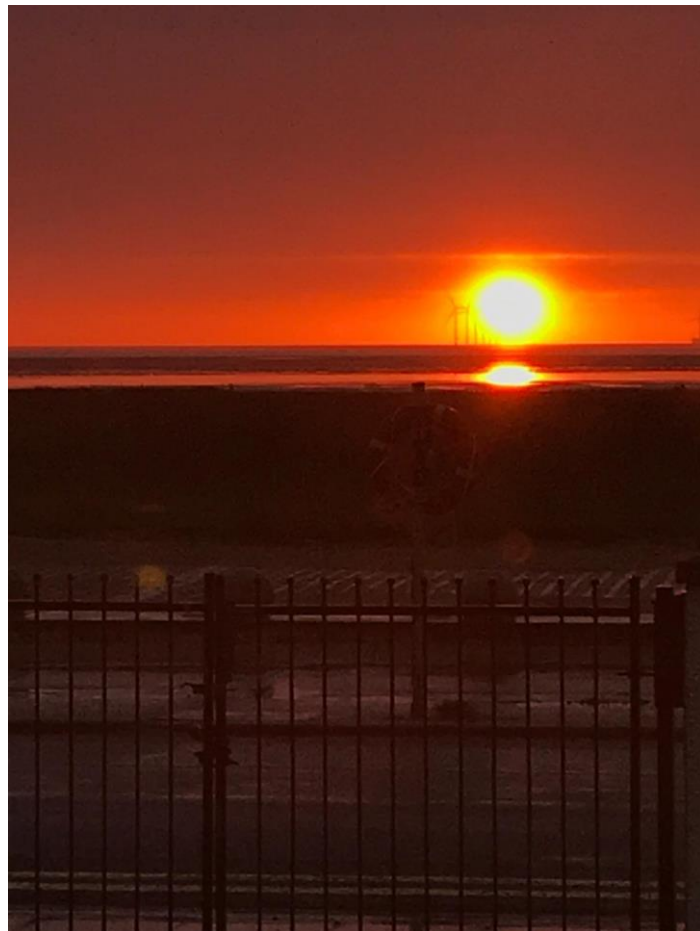








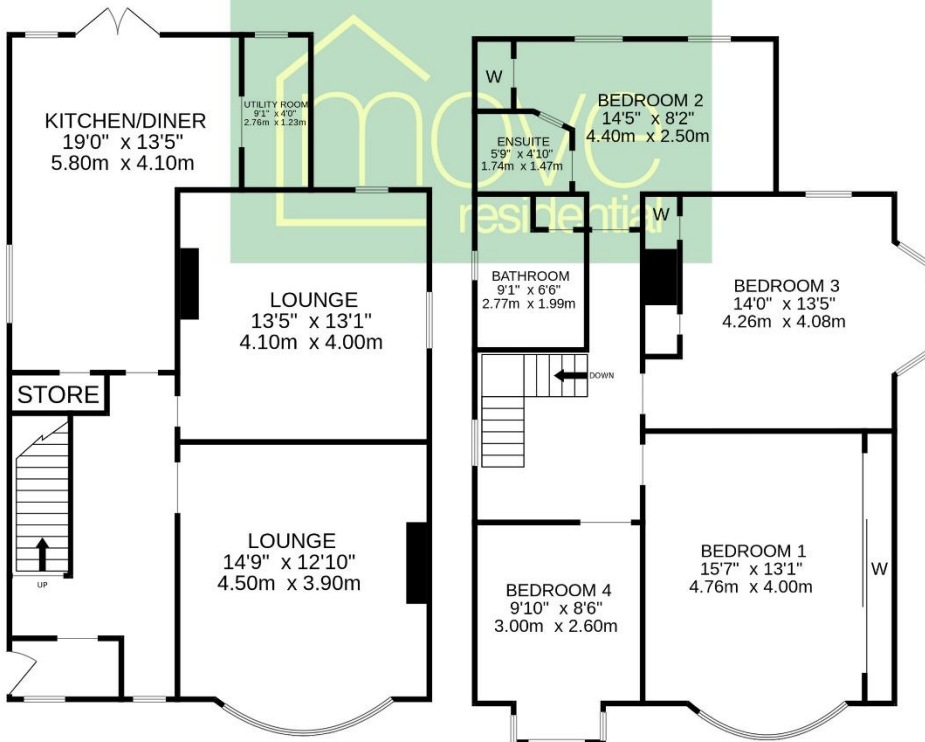






TOTAL FLOOR AREA : 2267 sq.ft. (210.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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.  
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## **Description**

Executive waterfront four double bedroom detached property with breathtaking, uninterrupted front views across the beach towards the Irish Sea is presented for sale by Move Residential. This impressive home offers extensive family living space with generous room proportions all flooded with an abundance of natural light. A closer inspection is essential to fully appreciate the setting and size of this incredible family home.

In brief you have a welcoming hallway, W.C, bay fronted lounge with feature log burning stove and a rear reception room which is currently utilised as a dining room. Large modern kitchen diner, fitted with a comprehensive range of wall and base units with complimentary work tops and appliances. To the first floor you have the master bedroom with bay window which enjoys the sensational views. Second double bedroom with en suite shower room, two further double bedrooms and a contemporary four piece family bathroom.

Further benefiting from ample off road parking which also provides a perfect seating area to enjoy the view, side access to a generous sized detached garage/work shop/home office. The rear garden completes this home perfectly with patio and lawned areas perfect for entertaining or relaxing. Located in the prestigious area of Hoylake, with numerous restaurants, wine bars and designer cafes in the area along with sporting facilities including an indoor swimming pool, squash courts and sports hall in the Concourse, three golf courses and a nearby tennis club. This property is also conveniently located for all local transport links including bus routes and the train station for commuting throughout the Wirral or to Liverpool and Chester.

## **Additional Information**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.