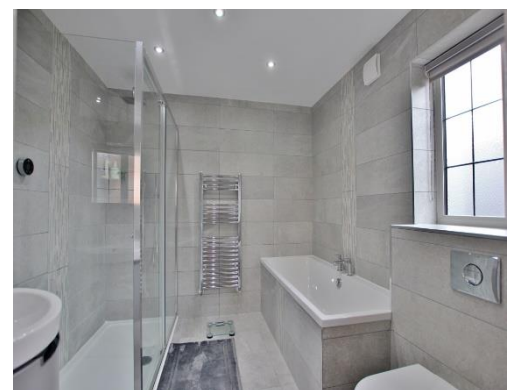




Heatherleigh, Caldy, Wirral CH48 1QZ

- Impressive and Substantial Five Bedroom Detached Family Home
- Enjoying Stunning Open Rear Views Over Caldy Gold Course
- Hallway, Lounge, Open Plan Kitchen Diner, Snug, Study, Utility and W
- Off Road Parking, Double Garage, Double Glazing and Central Heating
- Occupying a Good Sized Plot in the Highly Desirable Area of Caldy
- Immaculately Presented and Versatile Family Living Accommodation
- Five Sizeable Bedrooms, Two En Suite and Four Piece Family Bathroom
- Generous Sized Private Rear Garden Mainly Laid to Lawn with Patio Area



£895,000























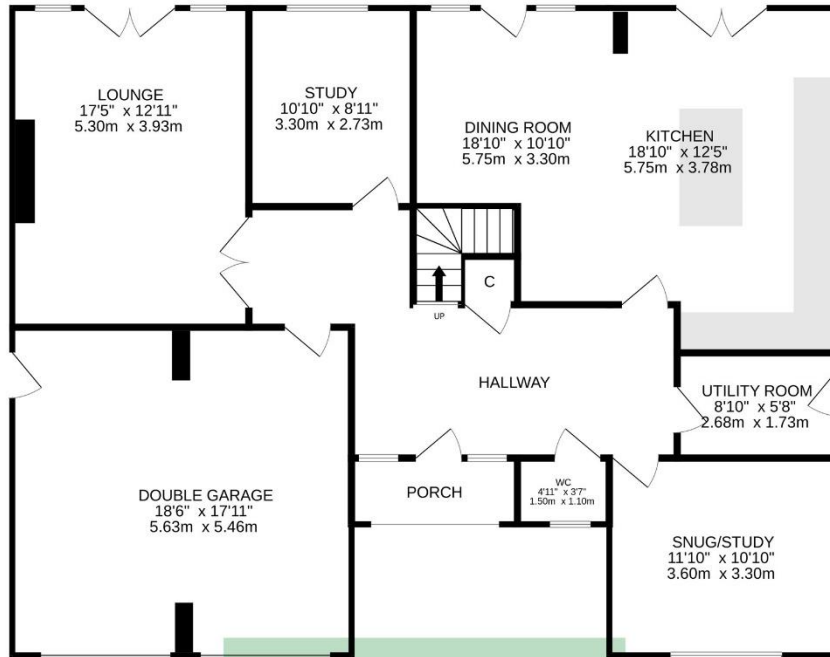
Description

Situated in the prestigious area of Caldy, Move Residential are delighted to be the agent of choice to showcase this impressive five bedroom detached home occupying a generous sized plot with lovely rear views over Caldy golf course. Immaculately presented and updated this superb home briefly comprises a storm porch, welcoming hallway and downstairs W.C. Spacious lounge with feature fireplace and patio doors opening to the delightful rear garden. Stunning open plan kitchen diner with a bespoke kitchen comprising a comprehensive range of wall and base units with integrated appliances and central island. Snug /study, second study and utility room complete the ground floor. To the first floor you have a master bedroom with fitted wardrobes and four piece en suite bathroom, second double bedroom with fitted wardrobes and en suite shower room. Three further good sized bedrooms all with fitted wardrobes and a modern four piece family bathroom. Further benefiting from off road parking, integral double garage, double glazing and gas central heating. Encapsulating this home perfectly are the front and rear gardens, lawned front garden and to the rear a generous sized enclosed garden mainly laid to lawn with patio area perfect for entertaining or relaxing.

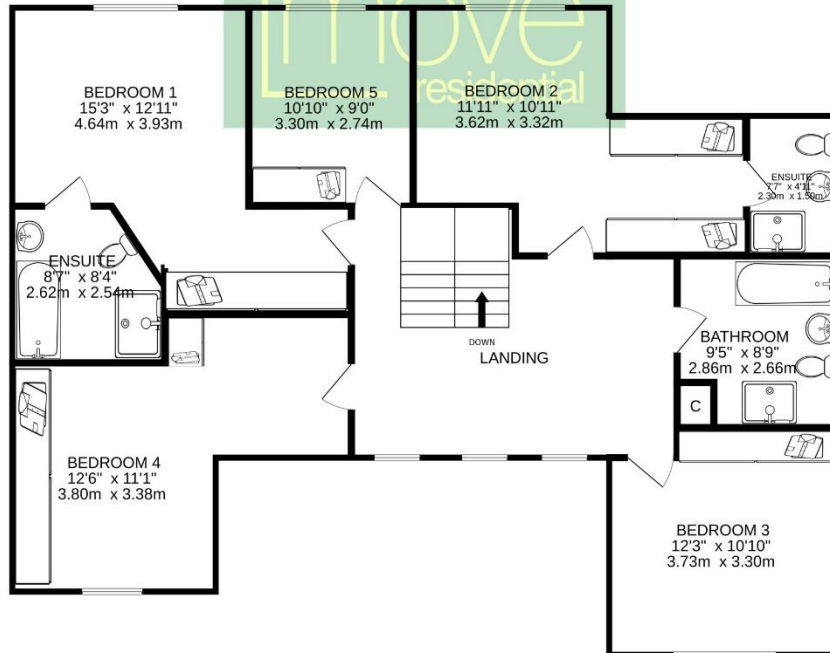
Caldy is an exclusive area of the Wirral. Renowned for the highly regarded Calday Grange and West Kirby Grammar Schools, St. Bridget's primary school and Avalon private prep school along with prestigious golf courses including The Royal Liverpool, Wallasey and Caldy. There is a local bus service which runs from nearby and connects to West Kirby centre and the station for onward commuting through to Liverpool. There are excellent shopping facilities in West Kirby and Heswall together with numerous restaurants and wine bars. A closer inspection is essential to fully appreciate the size and standard of this beautiful family home.

GROUND FLOOR
1478 sq.ft. (137.3 sq.m.) approx.

Floor Plan



1ST FLOOR
1248 sq.ft. (116.0 sq.m.) approx.



TOTAL FLOOR AREA : 2726 sq.ft. (253.3 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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EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.