



Baskervyle Road, Gayton, Wirral CH60 8NL

- Outstanding Substantial Four Double Bedroom Detached Residence
- Occupying a Generous Sized Plot in the Prestigious Location of Gayton
- Hallway, Living Room, Sun Room, Dining Room and Downstairs W.C
- Four Sizeable Bedrooms, En Suite and Four Piece Family Bathroom
- Impressive Home Spanning Approximately 2428 Sq Ft of Living Space
- Immaculately Presented and Well Appointed Accommodation
- Well Fitted Kitchen Opening to a Spacious Lounge and Utility Room
- Ample Parking, Double Garage, Double Glazing and Central Heating



Guide Price £1,000,000 - £1,100,000











































Description

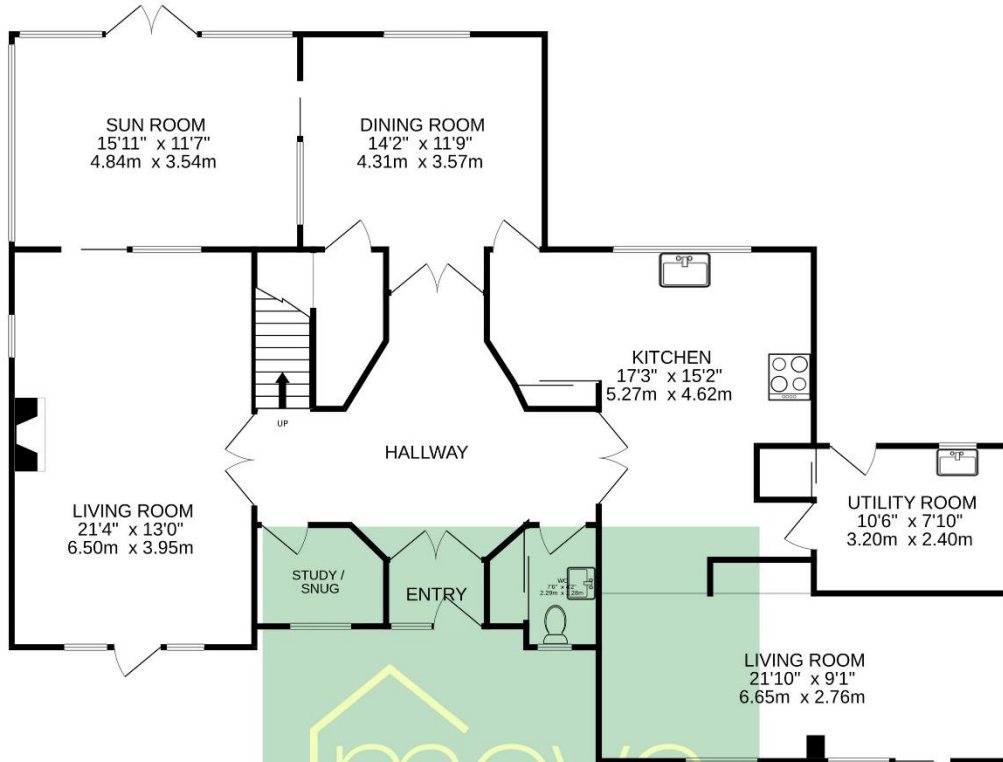
Nestled on an expansive plot of land in the prestigious area of Gayton, Move Residential are delighted to showcase this exceptional four bedroom detached family residence. A credit to the current owners this home has been lovingly maintained and updated offering spacious and versatile family living accommodation flooded with natural light which must be viewed to be appreciated in full.

In brief you have a welcoming hallway which gives you access to all points of this superb home. The left hand side of this home boasts a generous sized lounge with feature fireplace, sun room with delightful views over the grounds and a dining room. The right hand side offers a modern kitchen fitted with a comprehensive range of wall and base units and fitted appliances, this room opens to a spacious lounge/dining room. Completing the ground floor you have a utility room and a W.C/cloakroom. To the first floor you have a large master bedroom with fitted storage and en suite bathroom. Three further double bedrooms and a four piece family bathroom.

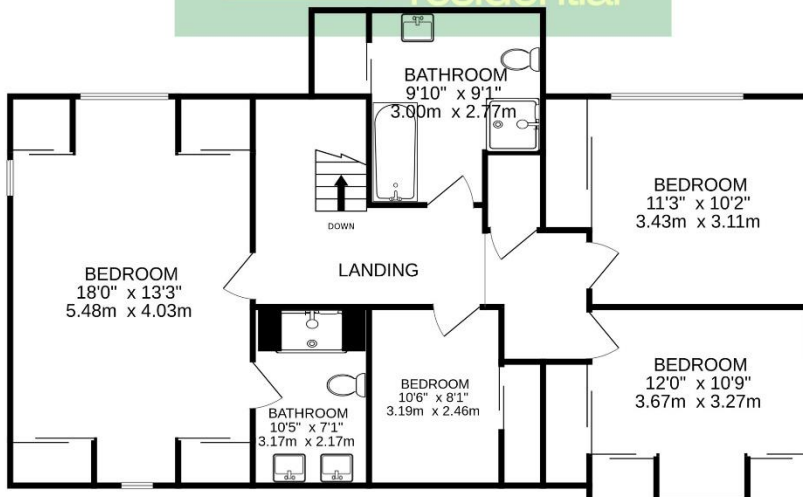
Set back from the road with a sweeping driveway, ample off road parking and double garage. The grounds encapsulate this home perfectly, with extensive lawns, patio area, mature planting borders and well established trees and shrubs offering a high degree of privacy perfect for entertaining or relaxing.

An enviable location nestled in the prestigious area of Gayton. With excellent local amenities, thriving community spirit and easy access throughout Wirral, Chester and Liverpool. Heswall is a town with its own unique charm, bustling with local boutique shops, cafes and beauty salons. Boasting a wealth of schools for all ages. There are superb recreational facilities close by including Heswall Football Club and Squash Club. An established network of roads including the M53 and M56 motorways afford commuting links to major centres of employment in the North West.

GROUND FLOOR
1492 sq.ft. (138.6 sq.m.) approx.



FIRST FLOOR
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA : 2465 sq.ft. (229.0 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		82 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.