



## Dial House, Telegraph Road, Heswall, Wirral, CH60 7SF

- Modern and Attractive Three Bedroom Penthouse with Stunning Views
- Penthouse Spanning the Full Width of this Superb Development
- Well Appointed, Bright and Spacious Living Accommodation
- Lounge with Balcony, Study and 23 Ft Dining Kitchen with Appliances
- Two Further Good Sized Bedrooms and a Modern Shower Room
- Prime Location within Walking Distance to Heswall Town Centre
- Audio Visual Entry System, Lift Access and Two Allocated Parking Spaces
- Hallway with Storage and Feature Windows Enjoying the Views
- Master Bedroom with Fitted Wardrobes, Balcony and Four Piece En Suite
- Lovely Communal Lawned Gardens - Viewing Strongly Advised



£675,000











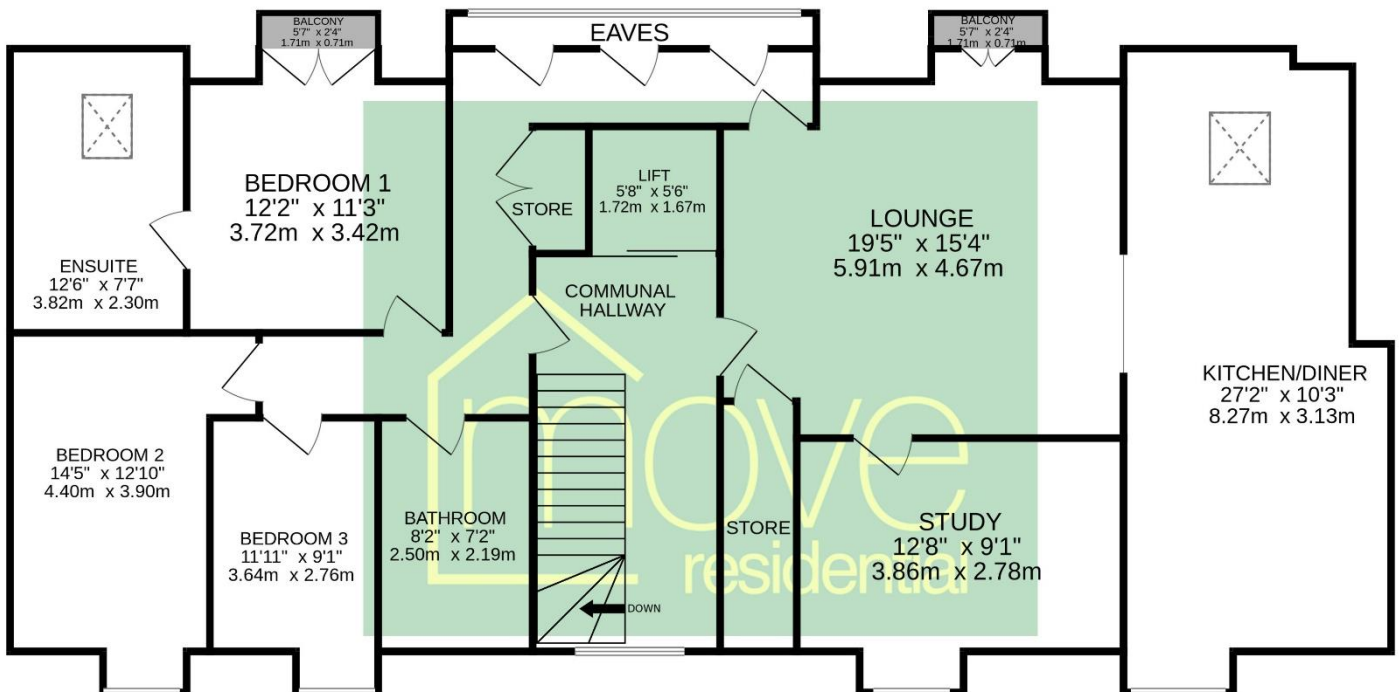






## Floor Plan

### PENTHOUSE 1546 sq.ft. (143.6 sq.m.) approx.



TOTAL FLOOR AREA : 1546 sq.ft. (143.6 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 three double bedroom penthouse apartment located in the sought after 'Dial House' development with stunning rear views over the Dee Estuary towards the Welsh Hills. Spanning the full width of the top floor boasting approximately 1508 square foot of living space all appointed with a fresh and neutral décor. This complex boasts an audio visual entry system and lift access along with two allocated parking spaces and lovely communal lawned gardens.

In brief this superb apartment comprises a welcoming hallway with storage and feature windows which fully encapsulate the views. Well proportioned lounge with balcony and storage. Study and archway opening to a well fitted dining kitchen with granite work tops and a range of integrated appliances. The master bedroom boasts a further balcony, fitted wardrobes and a modern four piece bathroom suite. Two further good sized bedrooms and a shower room complete the accommodation.

An enviable location nestled in the prestigious area of Heswall within walking distance of the town centre. Heswall is a town with its own unique charm, bustling with local boutique shops, cafes and beauty salons along with doctors, dentists and other amenities. With excellent local amenities, thriving community spirit and easy access throughout Wirral, Chester and Liverpool. The property is within close proximity to Heswall Dale Nature Reserve and lovely walks down to the Estuary and along the Wirral Way. There are superb recreational facilities close by including Heswall Football Club, Tennis and Squash Club.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 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.