



## Telegraph Road, Heswall, Wirral CH60 6RW

- Attractive and Spacious Four Bedroom Detached Residence
- Spanning 1583 Square Feet of Well Maintained Living Space
- Potential Annex with Lounge, Kitchenette, Bedroom and Shower Room
- Set Back From the Road with Ample Off Road Parking and Garage
- Occupying a Substantial Plot in the Prime Location of Heswall
- Hallway, Spacious Lounge, Sun Room, Kitchen, Utility and W.C
- Three First floor Bedrooms and a Three Piece Family Bathroom
- Large Enclosed Beautifully Landscaped Rear Garden - Viewing Essential



£625,000











































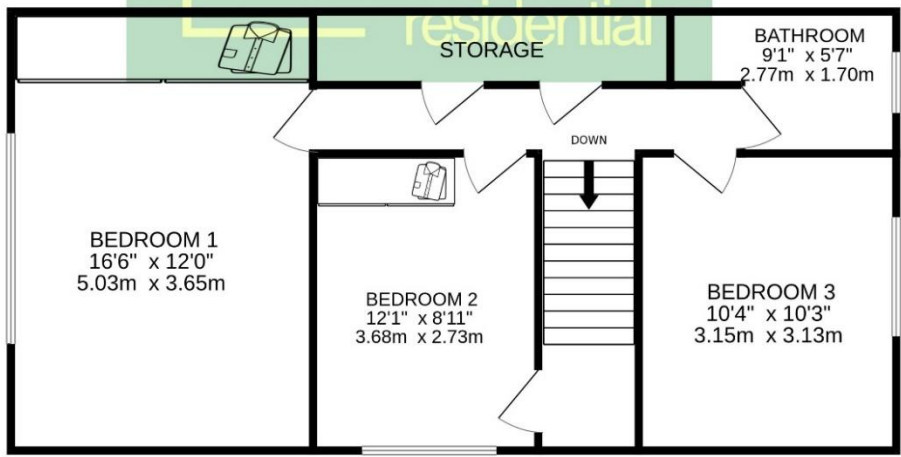
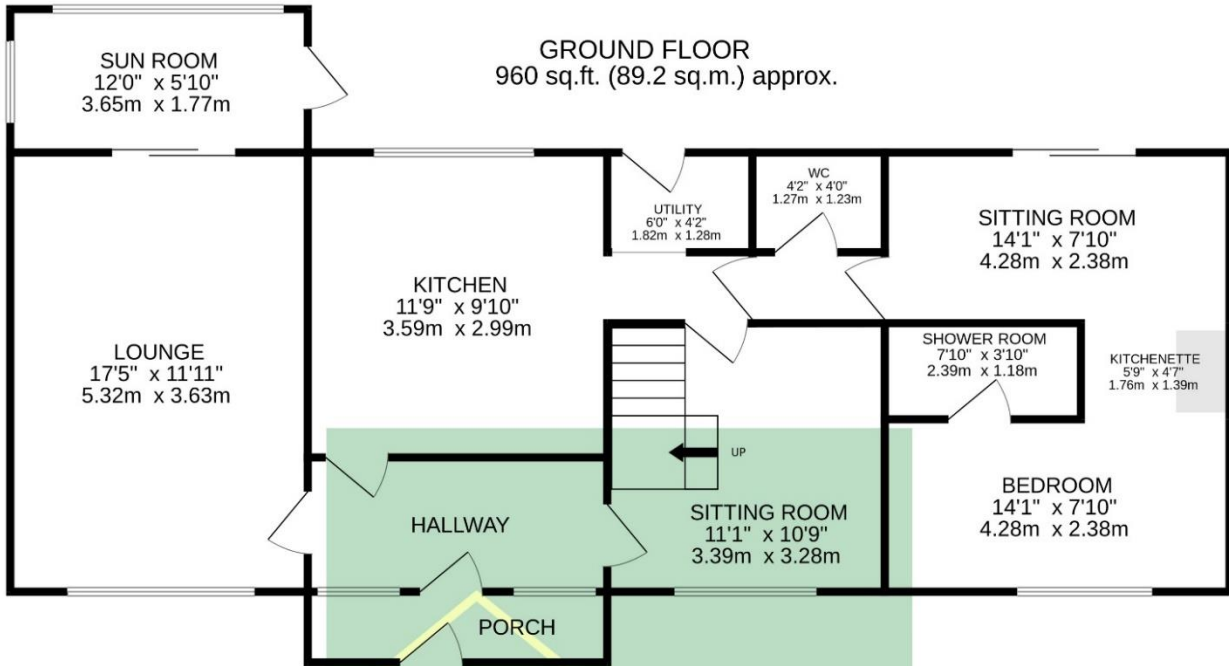
## Description

Occupying a substantial plot in the prime location of Heswall, Move Residential is delighted to showcase this attractive and spacious four-bedroom detached family residence. Spanning approximately 1583 square feet of well planned and maintained living accommodation flooded with natural light, it must be viewed to be appreciated in full.

In brief, there is a porch, hallway, large lounge with feature fireplace and sun room off enjoying delightful views of the garden, a sitting room, fitted kitchen, utility and W.C. The ground floor further offers a sitting room, kitchenette, bedroom and shower room which could easily be utilised as an annex if needed. To the first floor there are three double bedrooms, two with fitted wardrobes, eaves storage on the landing and a three piece bathroom suite.

It is set back from the road with ample off road parking, integral garage and lovely front garden. To the rear there is a large enclosed garden enjoying a high degree of privacy, beautifully landscaped with a sweeping lawn, pond, patio areas and well established borders.





TOTAL FLOOR AREA : 1583 sq.ft. (147.1 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		
69-80	C		79 C
55-68	D	61 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.