



Abbey Road, West Kirby, Wirral CH48 7EN

- Imposing and Substantial Four Double Bedroom Detached Family Residence Executive Home Seamlessly Blending Period Features with Modern Living
- Styled with Meticulous Attention to Details and Flooded with Natural Light Commanding Attention and Appreciating the Stunning Views Towards Wales
- Porch, Hallway, Downstairs W.C and Front Lounge with Turret Bay Window
- Rear Sitting Room with Side Bay Window and Feature Inglenook Fireplace
- Breathtaking Open Plan Bespoke Living Kitchen Diner with Utility Room Off
 - Four Sizeable Double Bedrooms, Master En Suite and Family Bathroom
 - Excellent Potential to Extend into the Loft with Incredible Views (STPP)
- Stunning Gardens, Driveway, Detached Garage with Study and W.C



£1,100,000 – No Chain



























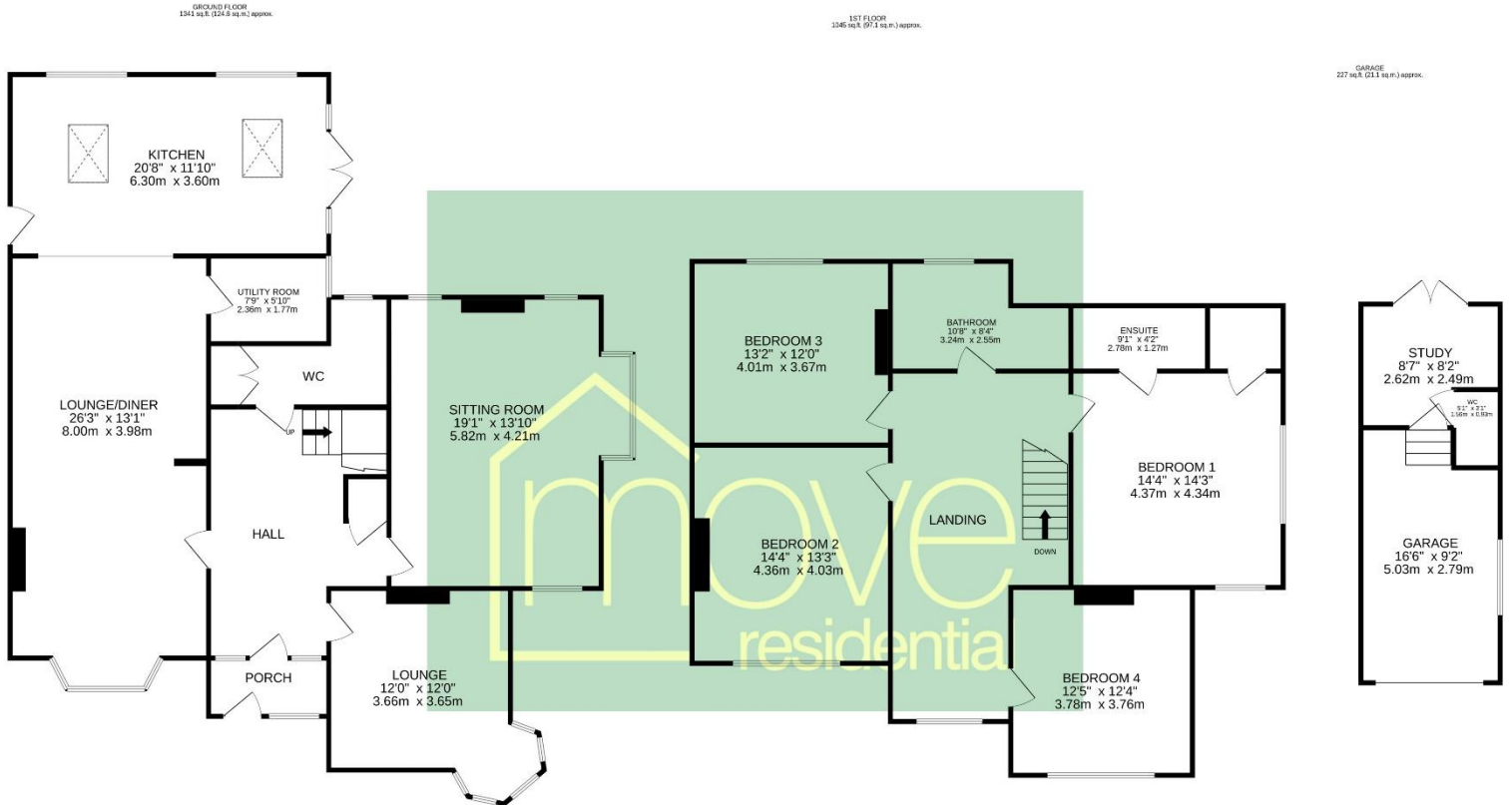
Description

Captivating and distinctive four double bedroom detached period residence. Enjoying stunning views towards the Welsh Hills, this superb home commands attention, seamlessly blending character features with contemporary living all appointed to a superior specification. This home also offers excellent potential to utilize the extensive loft space into further accommodation which will appreciate the full extent of the incredible views. Offered to the sales market with no onward chain, a closer inspection is essential to fully absorb the standard and setting of this outstanding family home.

Styled with meticulous attention to detail, in brief you have a porch, welcoming hallway with downstairs W.C off. Bright and charming front lounge with turret bay window and a spacious sitting room with side bay window and feature Inglenook fireplace set into a recessed bay. Breathtaking open plan living kitchen dining room, fitted with a bespoke kitchen with hand picked marble worktops and a range of appliances and a pitched roof with Velux windows and patio doors opening to the delightful rear garden. The lounge area has a feature fireplace with bay window and there is utility room off. To the first floor you have generous sized landing perfect for a study area, master bedroom with en suite shower room, three further large double bedrooms and a three piece family bathroom. Externally this property boasts off road parking and a detached garage with W.C and study. Encapsulating this home perfectly is are the beautifully tendered gardens, manicured with various patio/seating areas, sweeping lawns and well established planting borders offering a profusion of colour throughout the flowering months.

West Kirby is a highly sought after prestigious location, with highly acclaimed schools for all age groups, there are 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. There are sailing facilities on the Marine Lake and a yacht anchorage on the Dee. Situated a short distance from Ashton Park and the Wirral Way 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.

Floor Plan



TOTAL FLOOR AREA : 2613 sq.ft. (242.7 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.
Made with Metropix ©2022

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 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.