



Gulls Way, Lower Heswall, Wirral CH60 9JG

- Beautifully Maintained Three/Four Bedroom Detached Bungalow
- Corner Plot in the Sought After Residential Area of Lower Heswall
- Two Ground Floor Double Bedrooms and Modern Shower Room
- Annexe First Floor with Bedroom, Two Loft Rooms and Bathroom
- Self Contained Annexe which can Incorporate back into Main House
- Hall, Living Room, Bespoke Kitchen, Dining Area and Sitting Room
- Annexe with Living Kitchen Diner and Bedroom with En Suite
- Driveway, Detached Garage and Lovely Private Enclosed Garden



£699,950























Description

Beautifully maintained three/four bedroom detached bungalow occupying a corner plot in the sought after area of Heswall, Move Residential are delighted to be the agent of choice to showcase this spacious and versatile accommodation situated within easy reach of Heswall town centre.

The property currently boasts a two bedroom self contained annexe which could easily be incorporated back into the main house to suit your needs. Appointed with a fresh and tasteful décor throughout, flooded with natural light this home must be viewed to be appreciated in full. Briefly comprising a hallway, stunning lounge with feature fireplace, bay window and vaulted ceilings. Bespoke high quality kitchen with granite worktops, integrated appliances and sky lantern and opening to a dining room and door leading to a sitting room with further sky lantern and feature window. A particular feature of this home is the south facing balcony, accessed from the lounge and positioned to fully appreciate the superb views. The ground floor of the main house further benefits from two double bedrooms both with fitted wardrobes and serviced by a modern shower room.

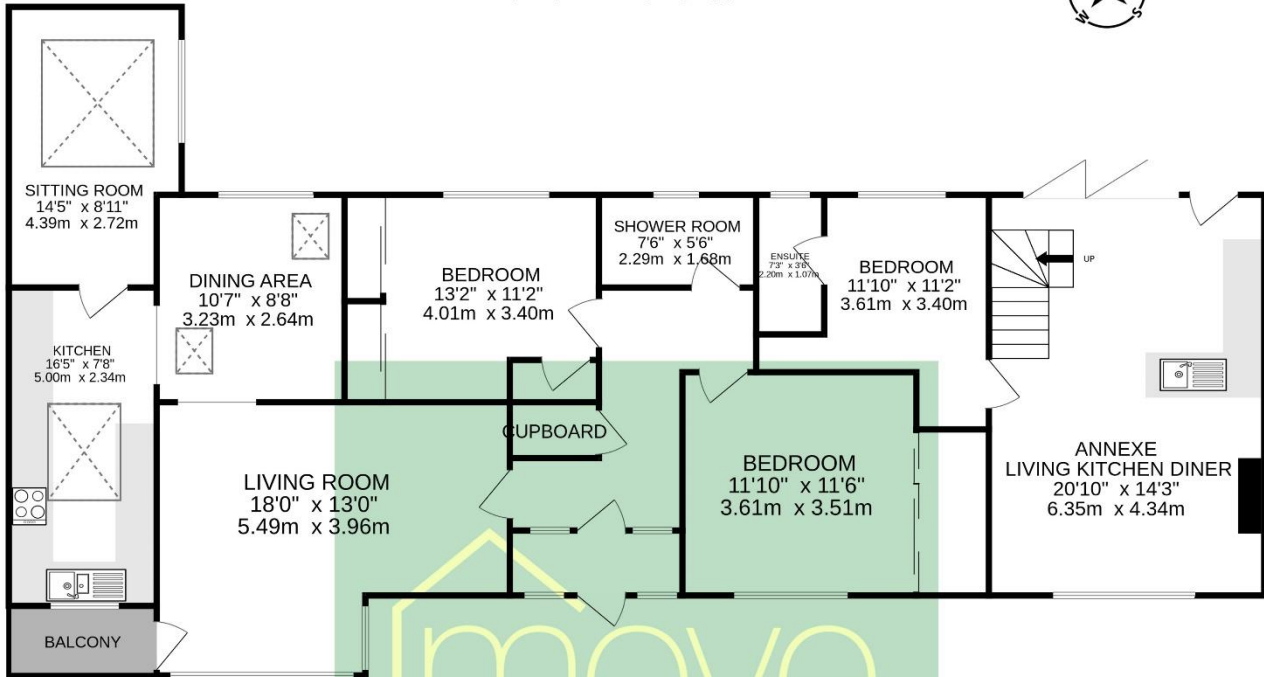
The annexe comprises of an open plan living kitchen diner and a ground floor bedroom with en suite shower room. Stairs lead up to the first floor with the second bedroom, two loft rooms and a bathroom.

To the rear is an enclosed garden with raised seating area with artificial grass, patio area and mature borders. Added external features are a driveway providing ample off road parking and a detached garage with light and power.

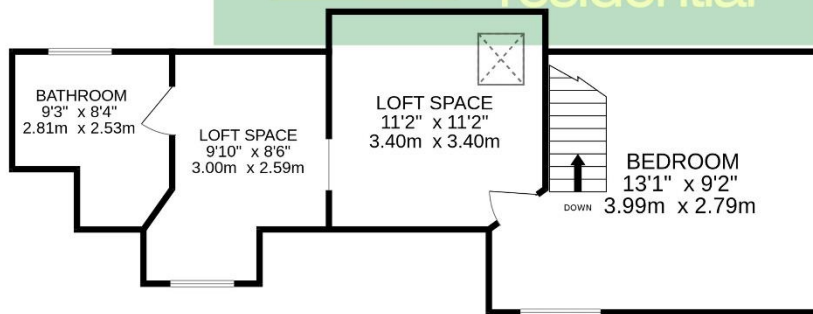
There are local shops nearby along with principal shops, services and restaurants in Heswall centre together with excellent schools for all age groups within the locality including St Peters Primary School and Gayton Primary School. There are superb recreational facilities close by including Heswall Lawn Tennis Club, Heswall Football Club and Squash Club. An established network of roads including the M53 and M56 motorway's offer excellent commuting links throughout the North West.

Floor Plan

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



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1911sq.ft. (177.5 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	71 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.