



Davenport Road, Lower Heswall, Wirral CH60 9LF

- Substantial Four Bedroom Detached Family Residence
- Well Proportioned and Planned Family Living Space
- Well Fitted Breakfast Kitchen with Large Utility Room Off
- Ample Off Road Parking, Integral Garage and Front Garden
- Enjoying Stunning Front Views Over the Dee Estuary
- Porch, Hallway, W.C and Three Sizeable Reception Rooms
- Four Well Proportioned Bedrooms, En Suite and Bathroom
- Large Enclosed Rear Garden with Patio and Lawned Areas



£635,000

























Description

Enjoying sensational front views over horse fields towards the Dee Estuary and Welsh Hills, Move Residential are delighted to present for sale this superb four bedroom detached family home. Originally a five bedroom home (which could be easily adapted back if required) this home boasts generous room proportions, flooded with natural light and appointed with a tasteful décor throughout.

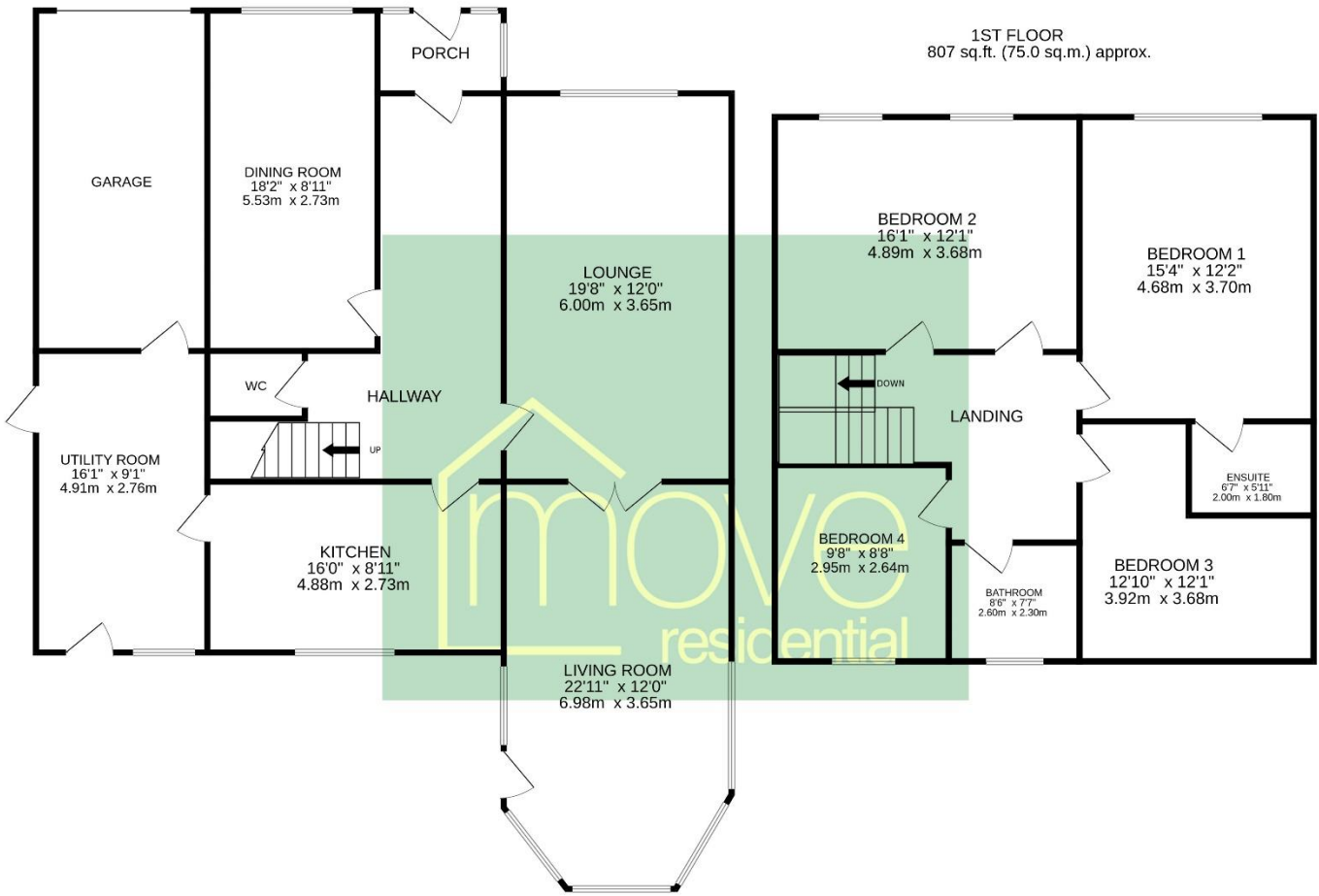
In brief you have a porch, hallway and downstairs W.C. Front lounge with feature fireplace and opening to a rear living room with walk in bay window enjoying a delightful outlook over the rear garden. Dining room and a well fitted breakfast kitchen with utility room off. To the first floor you have the master bedroom with a range of built in wardrobes and en suite shower room. Three further good sized bedrooms and a four piece family bathroom.

Further benefiting from a large block paved driveway providing ample off road parking and an integral single garage. Completing this home perfectly is the private enclosed rear garden, mainly laid to lawn with mature trees and shrubs and a patio area perfect for entertaining or relaxing.

An enviable location nestled in the prestigious area of Lower Heswall. 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 including St Peter's CofE Primary School, Heswall and Gayton Primary Schools. 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.

Floor Plan

GROUND FLOOR
1344 sq.ft. (124.9 sq.m.) approx.



1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.

TOTAL FLOOR AREA : 2152 sq.ft. (199.9 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	73 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.