

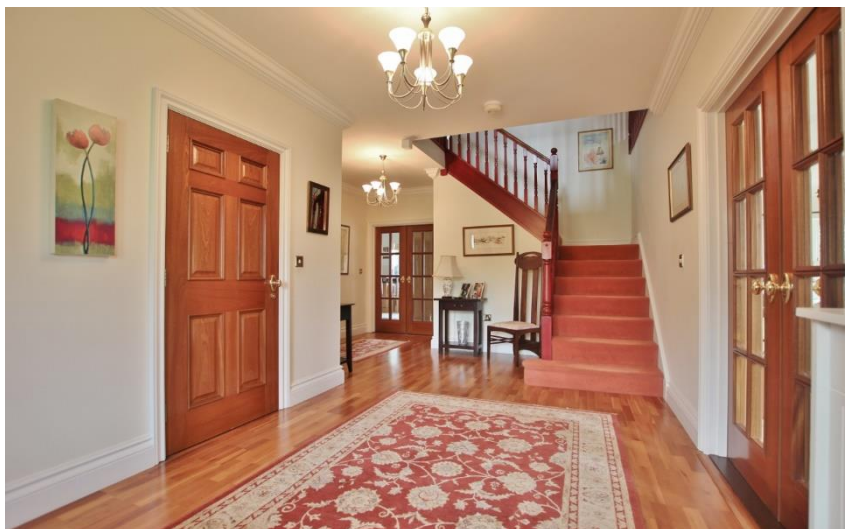


Lapwing Rise, Lower Heswall, Wirral CH60 8QH

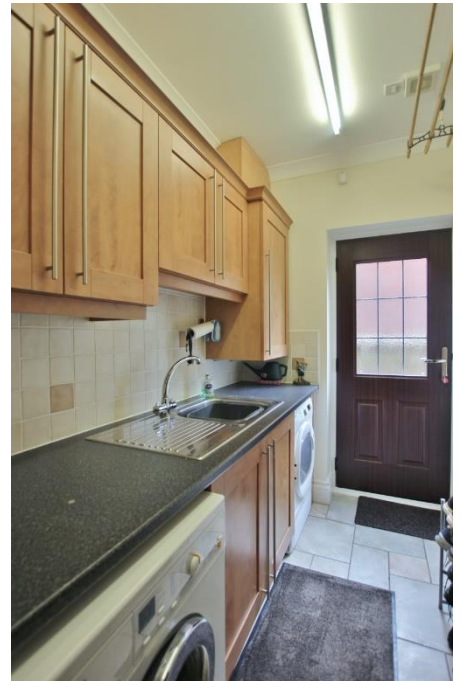
- Executive and Substantial Five Double Bedroom Detached Family Residence
- Immaculately Presented and Appointed Versatile Family Living Space
- Welcoming Hallway, W.C, Spacious Lounge, Study ,Dining Room and Utility
- Generous Sized Plot with Beautifully Tended Front and Rear Gardens
- Sumptuous Accommodation Set in an Exclusive Gated Community
- Welcoming Hallway, Downstairs W.C, Study, Dining Room and Utility
- Five Sizeable Double Bedrooms, Two En Suite and Family Bathroom
- Off Road Parking and Detached Double Garage - Viewing Essential



£895,000

























Description

Executive and substantial five double bedroom detached residence located in an exclusive gated community. Immaculately presented and updated to an exceptional standard throughout with a wealth of high quality finishings, this versatile accommodation is appointed with a modern, fresh and neutral décor throughout flooded with an abundance of natural light. A closer inspection is essential to fully appreciate the size, standard and setting of this exemplary family home.

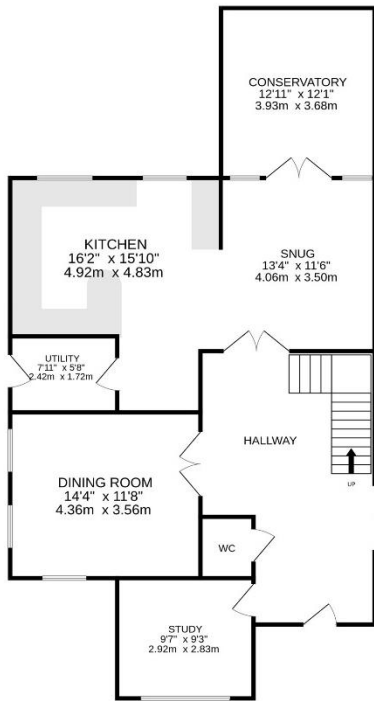
In brief you have a welcoming hallway, downstairs W.C, generous sized lounge with feature fireplace and patio doors to the lovely gardens, front study and spacious dining room. At the heart of this home you have a bespoke open plan living kitchen diner, with a high quality kitchen fitted with a comprehensive range of wall and base units, breakfast bar and integrated appliances. You have a utility room and snug off the kitchen which leads to a lovely conservatory enjoying a delightful outlook over the beautiful gardens. To the first floor you have five sizeable double bedrooms, two large en suite, airing cupboard and family bathroom.

This superb home further benefits from ample off road parking, detached double garage, double glazing and gas central heating. Encapsulating this home perfectly are the delightful front and rear gardens, beautifully landscaped with sweeping lawn, various patio areas and mature borders of shrubs, trees and flower beds.

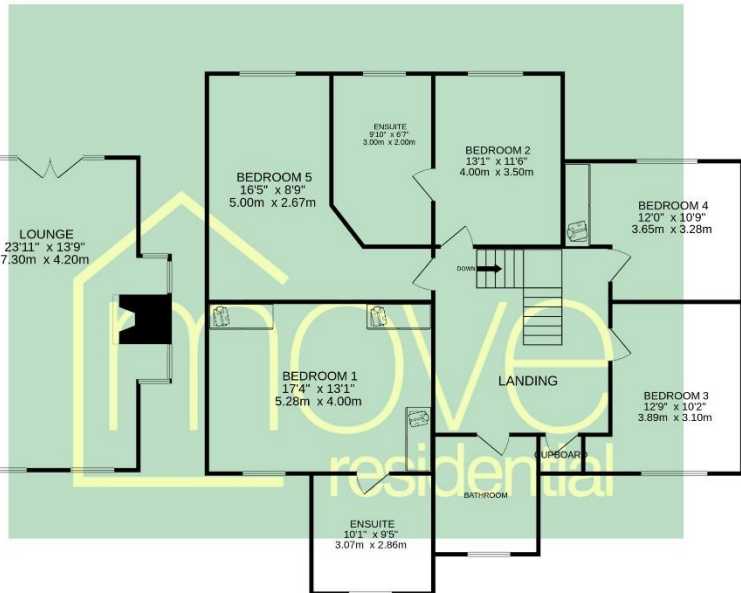
Lower Heswall is a highly desirable area, close to Heswall Village with an array of local shops and amenities. Telegraph Road offers further amenities with principal shops, services and restaurants in Heswall centre together with excellent schools for all age groups within the locality including St Peter's CofE Primary School, Heswall and Gayton Primary Schools. There are superb recreational facilities close by including Heswall Football Club and Squash Club and 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

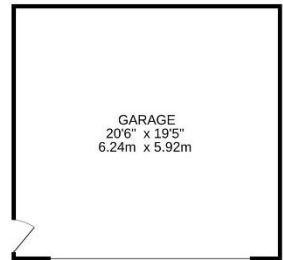
GROUND FLOOR
1462 sq.ft. (135.9 sq.m.) approx.



1ST FLOOR
1313 sq.ft. (122.0 sq.m.) approx.



GARAGE
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 3174 sq.ft. (294.9 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 | | 84 B |
| 69-80 | C | 77 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.