



## Telegraph Road, Heswall, Wirral CH60 6RW

- Imposing and Substantial Six Bedroom Period Detached Family Residence
- Occupying a Generous Sized Plot in the Prestigious Location of Heswall
- Breathtaking Home Spanning Over 4,300 Square Foot of Versatile Accommodation
- Elegant Home Seamlessly Blending Period Features with Contemporary Living
- Hallway, Four Separate Reception Rooms, Utility Room, Gym, Cloaks and W.C
- Impressive 36ft Bespoke Open Plan Living Kitchen Diner with Bi-Fold Doors
- Six Sizeable Bedrooms, Dressing Room, Two En Suite, Bathroom and Storage
- Electric Gates, Two Driveways Providing Ample Parking and an Integral Garage
- Beautifully Landscaped Enclosed Rear Garden Perfect for Entertaining or Relaxing
- Large Summer House with Three Sets of Bi-Fold Doors and Built in Bar



£1,250,000





















































## **Description**

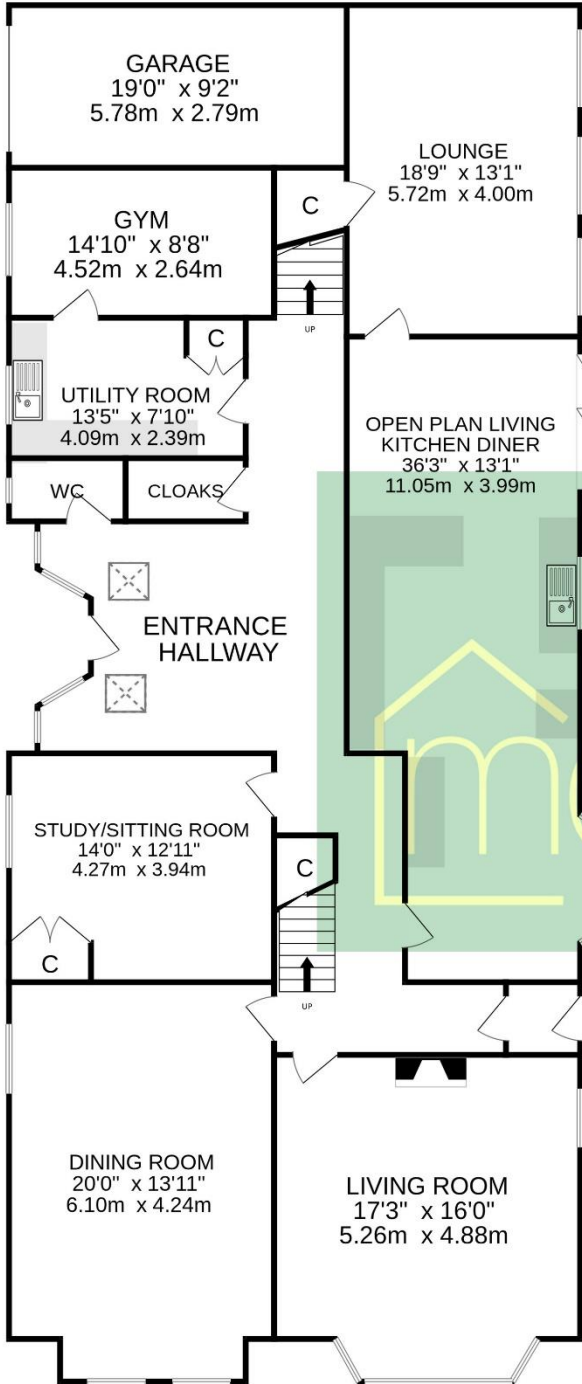
Imposing, substantial and executive, a few words to describe this outstanding six bedroom detached residence. Nestled on a private plot in the prestigious area of Heswall, spanning over 4,300 square foot of sumptuous living accommodation. Seamlessly blending period features with contemporary living, appointed with fresh and tasteful décor and flooded with an abundance of natural light.

In brief you have a welcoming hallway, four large reception rooms all generous in size and with character features. Utility room, gym, W.C and separate cloakroom. At the heart of this home you have a breathtaking open plan living kitchen diner, spanning 36ft boasting a bespoke fitted kitchen and bi-folding doors opening to the delightful rear garden. To the first floor you have two large double bedrooms both with fitted wardrobes and modern en suite facilities. Three further double bedrooms, two storage bedrooms and a four piece family bathroom.

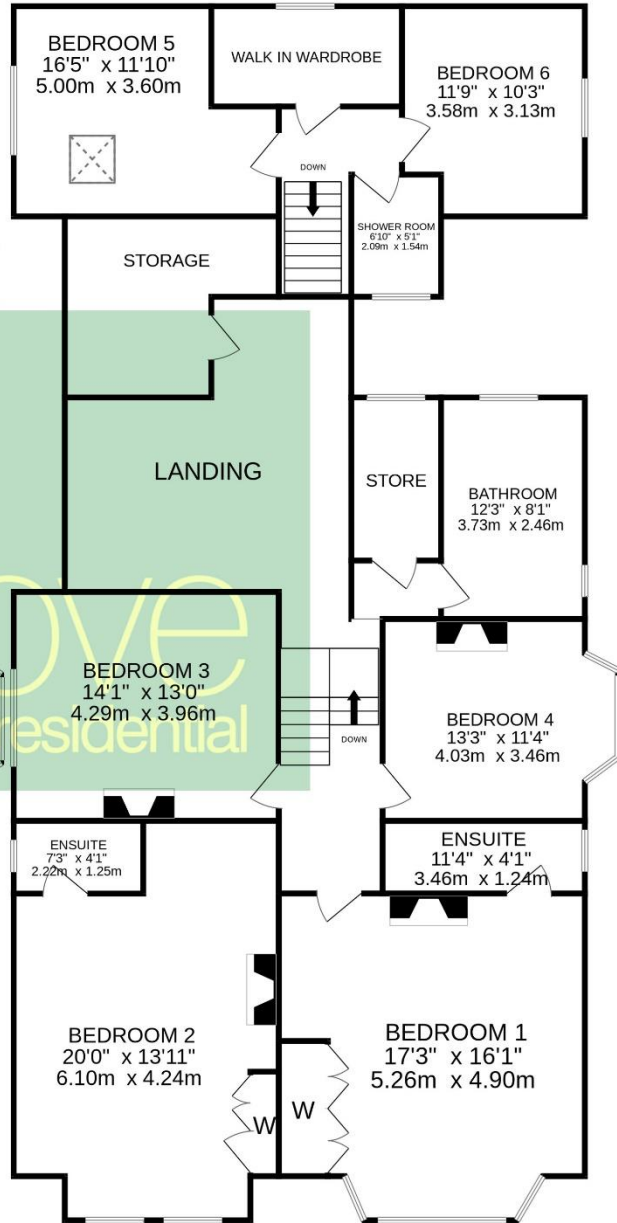
Externally you have two driveways, one with electric gated access and the other being a useful in out driveway, you also have a integral garage. The gardens encapsulate this home perfectly, enjoying a high degree of privacy with sweeping lawn, patio areas and mature tree lined boundary. There is also a large summer house with power, light, three sets of bi-folding doors and fitted bar. A perfect area for entertaining or relaxing.

The property is set a short walk from Heswall Centre, a town with its own unique charm, bustling with local boutique shops, cafes and beauty salons. Boasting a wealth of schools for all ages, there are superb recreational facilities close by including Heswall Football Club, Golf, Tennis and Squash Club. An established network of roads including the M53 and M56 motorways afford commuting links throughout Wirral, Chester and Liverpool.

GROUND FLOOR  
2373 sq.ft. (220.5 sq.m.) approx.



1ST FLOOR  
1931 sq.ft. (179.4 sq.m.) approx.



TOTAL FLOOR AREA : 4304 sq.ft. (399.9 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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## Site Map



## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 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.