



Well Lane, Gayton, Wirral CH60 8NE

- Substantial and Characterful Four Bedroom Detached Dormer Bungalow
- Spacious and Versatile Spanning Approximately 2665 Square Foot
- Study, Two Ground Floor Bedrooms, Bathroom and Shower Room
- Extensive Mature Gardens Perfect for Entertaining or Relaxing
- Nestled in a Generous Private Plot in the Prestigious Area of Gayton
- Hallway, Lounge, Dining Room, Conservatory and Fitted Kitchen
- Two First Floor Bedrooms, Bathroom and Games Room/Storage
- Off Road Parking and Detached Garage with Utility Room



Guide Price £795,000

























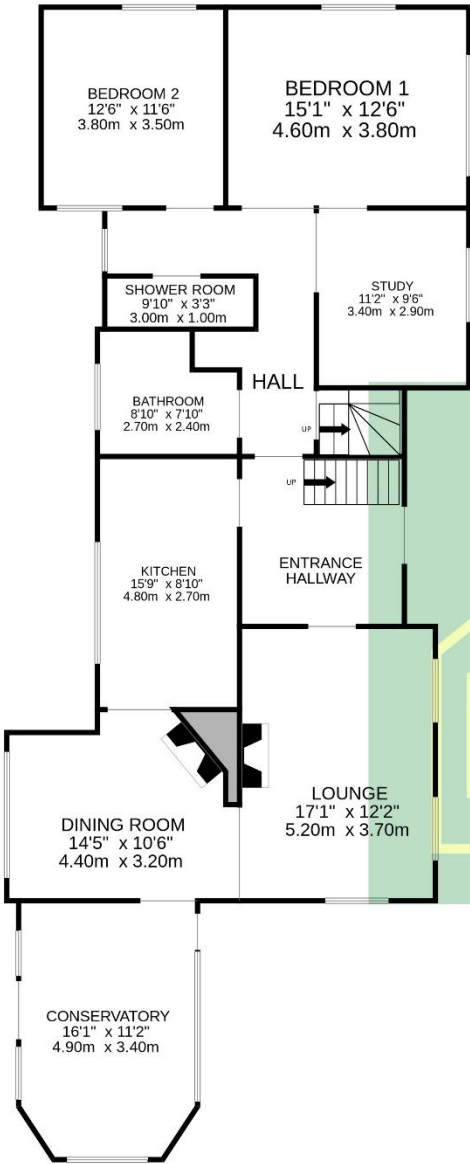




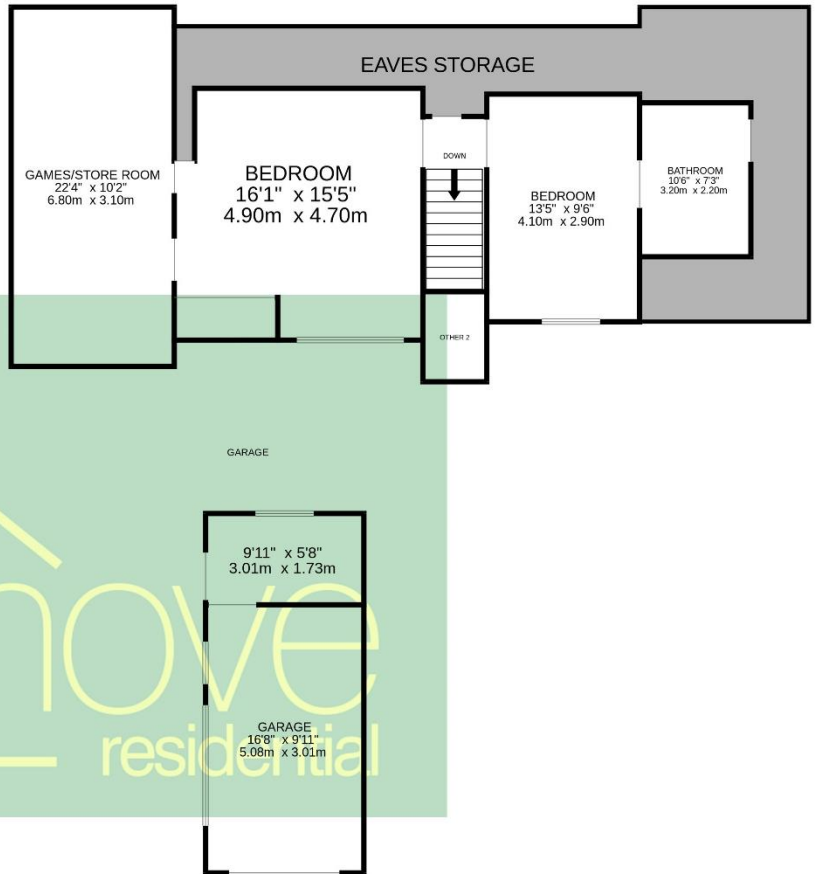




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2665 sq.ft. (247.6 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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Description

Nestled in an idyllic private plot in the prestigious area of Gayton, sits this attractive and charming four bedroom detached dormer bungalow. Offered to the sales market with no onward chain, this home spans approximately 2556 square foot of living accommodation, immaculately presented and appointed with a tasteful décor throughout. A closer inspection is strongly advised to appreciate this superb home in full.

In brief you have a welcoming entrance hallway, spacious lounge with feature fireplace, dining room with further feature fireplace and conservatory off enjoying delightful views over the gardens. From the dining room you have access to a well fitted kitchen comprising a comprehensive range of wall and base units with contrasting worktops. The ground floor further benefits from two double bedrooms, study, bathroom and shower room. To the first floor you have two double bedrooms, bathroom, large games room/storage room along with ample eaves storage.

Externally the grounds encapsulate this home perfectly, set back from the road with sweeping lawn and sandstone walled boundary. The rear garden offers a tranquil space to relax or entertain with patio and lawned areas flanked by mature planting beds and trees. You also have the added benefit of off road parking and a detached garage with utility room.

An enviable location of Gayton, 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. 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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.