



## Telegraph Road, Heswall, Wirral CH60 6RW

- Unrivalled Three Double Bedroom Character Detached Residence
- Occupying a Picturesque Plot Amongst Woodland and Sunken Quarry
- Arranged Over Three Levels with Verandas and Huge Picture Windows
- Three First Floor Double Bedrooms and a Three Piece Bathroom
- Set Back from the Road with a Sweeping Driveway, Detached Garage and Car Port
- Substantial Accommodation Spanning Over 2,000 Square Foot
- Captivating and Versatile Home with Scope for Improvement
- Porch, Hall, Impressive Lounge, Study, Dining Kitchen, Utility and W.C
- Lower Ground Floor with Guest Room/Library and Games Room/Wine Cellar
- Well Established Gardens with a Variety of Native Trees to the Area and Bird Species



£795,000

































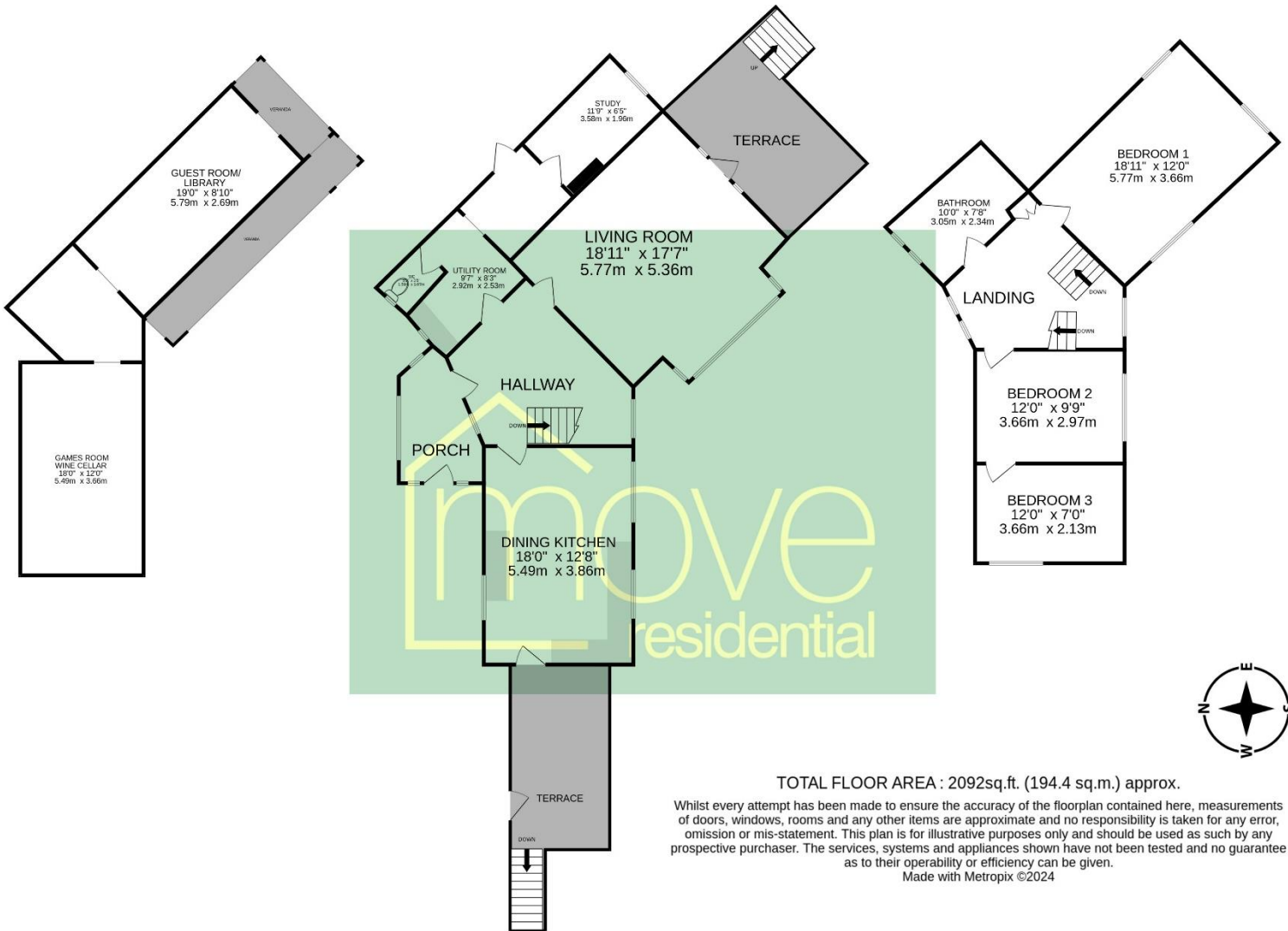


# Floor Plan

**LOWER GROUND FLOOR**  
428 sq.ft. (39.7 sq.m.) approx.

**GROUND FLOOR**  
949 sq.ft. (88.2 sq.m.) approx.

**1ST FLOOR**  
646 sq.ft. (60.0 sq.m.) approx.



## Description

Nestled in tranquil plot of woodland and a sunken quarry, Move Residential are delighted to showcase this substantial three bedroom detached character residence. Arranged over three floors and spanning over 2,000 square foot of sumptuous living accommodation, this secluded home offers exceptional living space in a captivating setting which must be viewed to be appreciated in full.

In brief you have a porch, welcoming hallway, impressive lounge with feature fireplace, walk in bay window and large terrace both enjoying delightful views over the grounds. Large well fitted dining kitchen with further terrace, study/bedroom three, utility room and W.C. The lower ground floor level boasts a games room/wine cellar and guest room/library with wrap around veranda.

To the first floor you have two double bedrooms, fourth bedroom/nursery/dressing room off bedroom two and a family bathroom. Set back from the road with sweeping driveway, detached garage and car port.

The grounds truly encapsulate this home perfectly, designed to fully appreciate nature with a variety of specimen trees native to the area which in turn attracts various species of birds. An enviable location nestled in the prestigious area of 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. 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		72 C
55-68	D	56 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.