



Milner Road, Heswall, Wirral CH60 5SB

- Stunning Three Bedroom Semi Detached Property
- Expansive & Immaculately Presented Throughout
- Sensational Open Plan Kitchen Diner, Utility & WC
- Luxurious Three-Piece Tiled Family Bathroom Suite
- Enviably Located in the Prestigious Area of Heswall
- Inviting Entrance Hall & Charming Family Lounge
- Two Substantial Double Bedrooms & Large Single
- Landscaped Garden with Outbuilding & Driveway



£425,000

























Description

This truly stunning three bedroom semi-detached home, located on the Barnston end of Milner Road in the prestigious area of Barnston/Heswall, is proudly showcased to the sales market by appointed agents Move Residential. Offering expansive and immaculately presented living proportions throughout, this promises to make an exceptional forever home for a very lucky family. An inviting entrance hall welcomes you into the home, boasting an attractive Karndean flooring, and leading through to a charming family lounge. Bathed in natural light courtesy of a walk-in bay window, and boasting a tasteful décor with plush carpeting, this presents a welcoming space to relax with family and friends.

This is followed by an open plan kitchen diner extension that is certain to impress even the most discerning of buyers, providing the perfect space for sociable living, ideal for enjoying mealtimes and entertaining guests. The kitchen has evidently been designed to the very highest specifications, complete with a range of sophisticated fitted base and wall units, quartz worktops providing plentiful surface space, and a selection of sleek integrated appliances, including two Neff ovens and a Neff induction hob. There is ample room for a dining table, and a sofa area has also been accommodated to the rear of the room, where sliding doors provide views and access out to the rear garden and illuminate the space in daylight. Immaculately finished in a fresh contemporary décor with Karndean flooring throughout, this versatile space is certain to be the heart of the home. Completing the ground floor is a well-appointed utility area with fitted units and worktop space, as well as a convenient separate WC. The exemplary standard continues to the first floor, where you will find two generously sized double bedrooms and a well-proportioned single room, all brightly lit and impeccably presented, with the two doubles enjoying attractive large fitted wardrobes, and the fabulous master bedroom further benefitting from a walk-in bay window. Adding the finishing touches to this wonderful home is a luxurious three-piece family bathroom suite, featuring contemporary tiling to the walls and floor.

The property is further enhanced by a delightful landscaped South East facing sunny rear garden, providing the ultimate outdoor space for the whole household to enjoy. A neatly maintained lawn offers ample room for recreational activities whilst a smartly flagged patio area provides an idyllic spot for enjoying al-fresco dining next to the picturesque pond. A brand new, fully insulated Sips Eco garden room with a 25 year guarantee is currently in use as a gym and an office (with a hardline internet and electric connections). This room benefits from French doors and windows that provide views out to the garden and give this space a bright and airy feel.

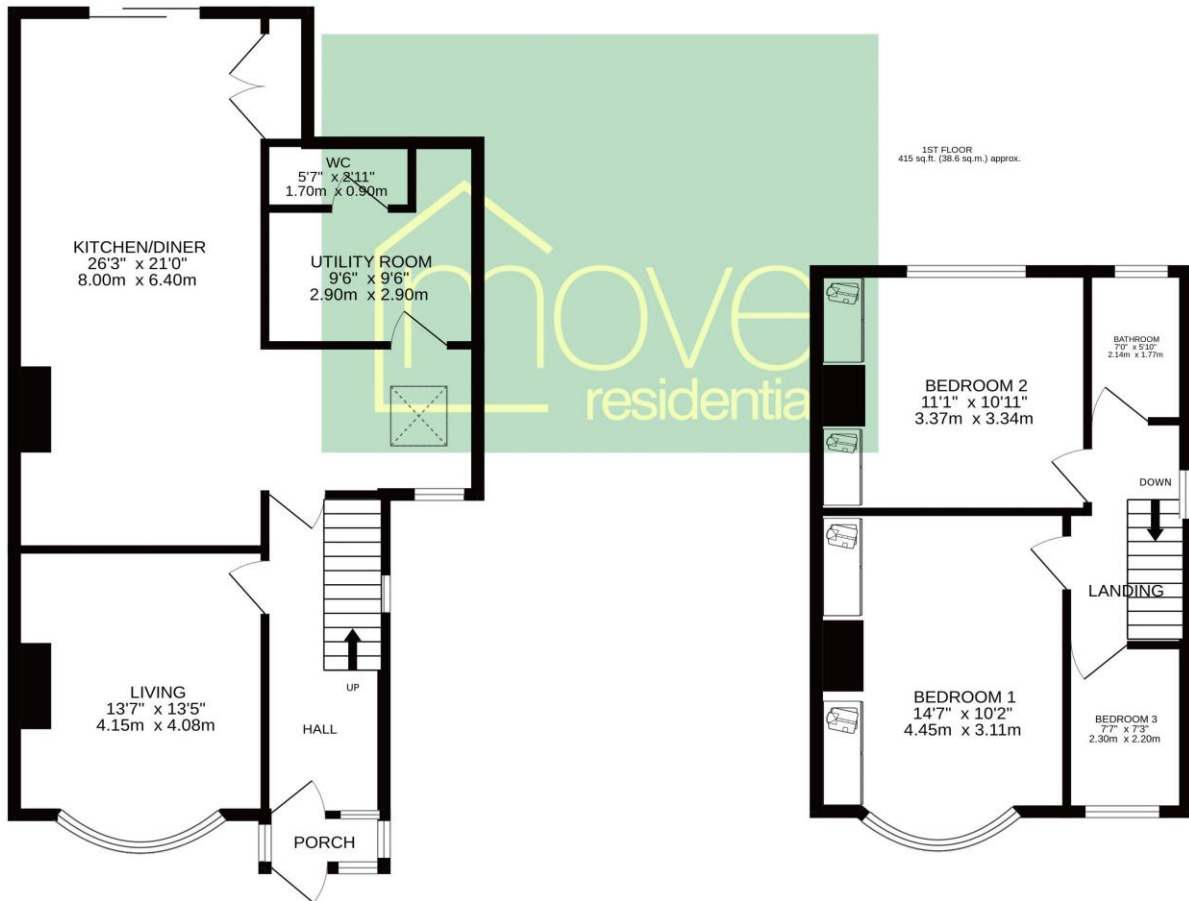
To the front, a substantial driveway accommodates off-road parking for two cars. The property is set a short walk from Heswall Centre, a town with its own unique charm, bustling with local boutique shops, cafes and beauty salons. Boasting a wealth of schools for all ages, there are superb recreational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

Floor Plan



OUTBUILDING
107 sq.ft. (10.0 sq.m.) approx.

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 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		83 B
69-80	C	70 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.