



## Manor Drive, Upton, Wirral CH49 6JF

- Executive Three Double Bedroom Detached Family Residence
- Contemporary Accommodation Appointed to a High Standard
- Superb Open Plan Bespoke Living Kitchen Diner with Bi-Folds
- Beautifully Landscaped Garden with Raised Deck and Lawn
- Spanning Over 1,500 Square Foot of Sumptuous Living Space
- Hallway with Storage and W.C and a Large Reception Room
- Three Double Bedrooms and a Modern Four Piece Bathroom
- Ample Off Road Parking - Closer Inspection Strongly Advised



£435,000















































## Description

Executive home of immense proportions and exacting standards, Move Residential are delighted to showcase this superb three double bedroom detached residence nestled in the popular residential area of Upton. A credit to the current owners this contemporary home spans over 1,500 square foot of superb living accommodation appointed with a tasteful décor and flooded with natural light. In brief you have a welcoming entrance hallway with storage and W.C. From here you have access into a sizeable lounge which in turn opens to a magnificent open plan kitchen diner, with bi-folding doors spanning the full width of the property opening onto a raised decked terrace. A bespoke fitted kitchen comprising a comprehensive range of modern wall and base units with integrated appliances. From the lounge you also have access into a further reception room with patio doors opening to the rear garden, this room could also easily be used as a fourth bedroom if required. To the first floor you have three double bedrooms and a modern four piece family bathroom. Externally you have ample off road parking and the aforementioned garden which has been beautifully landscaped with raised decked area with glass balustrade and steps down to lawn with well stocked borders.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

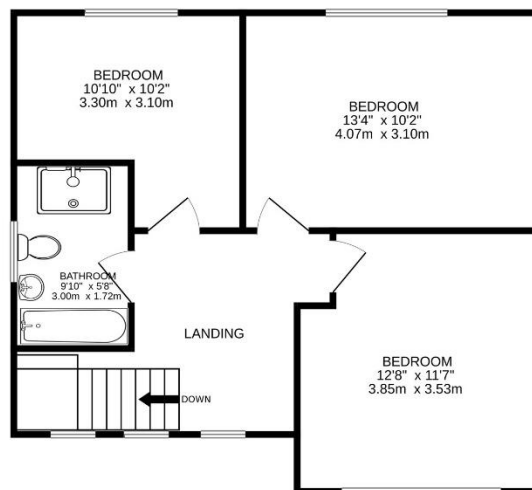
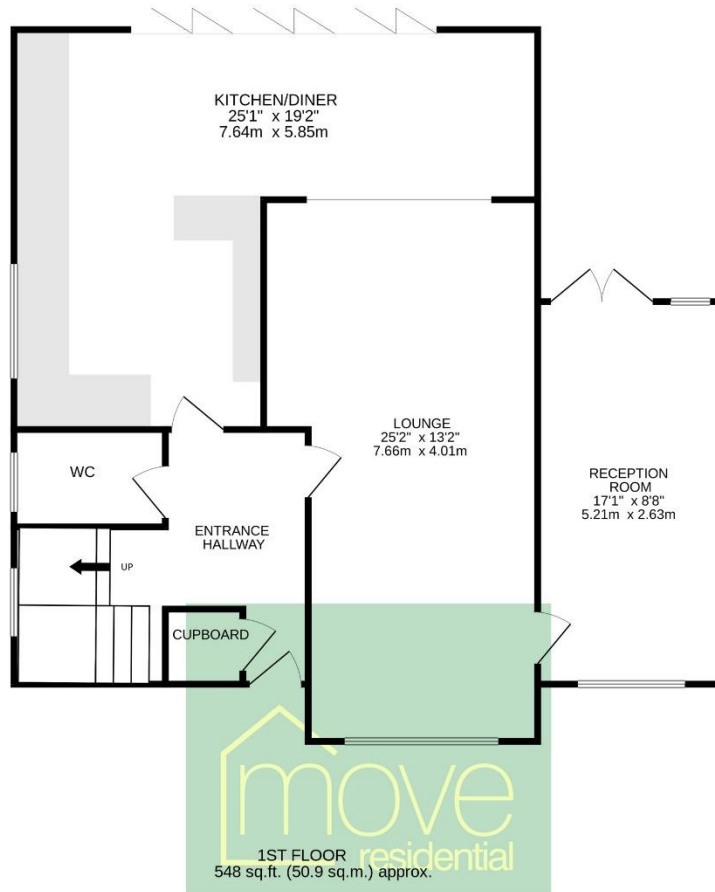
## Additional Information

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.



# Floor Plan

GROUND FLOOR  
997 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 1544sq.ft. (143.4 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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