



## The Finney, Caldy, Wirral CH48 2LL

- Imposing and Substantial Five Bedroom Detached Residence
- Sensational Views Across The Dee Estuary and Rolling Welsh Hills
- Welcoming Hallway with Storage, W. C, Study and Sitting Room
- Impressive 26 Foot Lounge, Spacious Kitchen Diner and Utility Room
- Elevated Position with Ample Off Road Parking and Double Garage
- Situated in the Exclusive and Desirable Residential Area of Caldy
- Immaculately Presented, Spacious and Versatile Accommodation
- Master Bedroom with Dressing Room and Five Piece En Suite
- Four Further Large Bedrooms, En Suite and Four Piece Family Bathroom
- Generous Beautifully Landscaped Private Enclosed Rear Garden



£975,000













































## **Description**

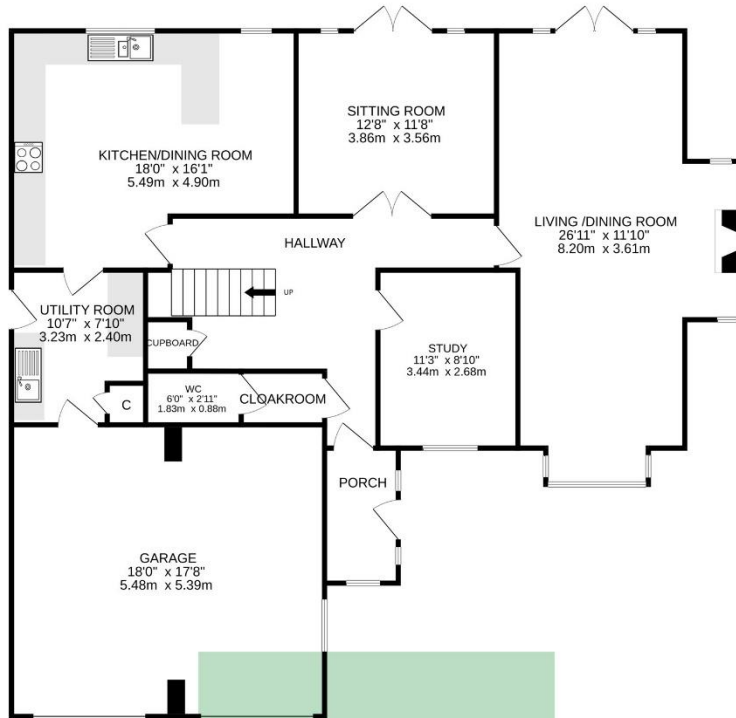
Occupying an elevated position, enjoying sensational views across the Dee Estuary towards the Welsh Hills, sits this magnificent five double bedroom detached family residence. Offering substantial accommodation spanning over 3,100 square foot of living space which has been beautifully maintained by the current owners and must be viewed to be appreciated in full.

This impressive property is approached via double opening wrought iron gates with a driveway providing ample off road parking for several vehicles leading to a large double garage and a lawned front garden with well stocked borders. Internally, this immaculately presented home boasts a welcoming entrance hall with cloakroom and a downstairs W.C. Sitting room with patio doors opening to the superb rear garden and a study. A particular feature of this home is a 26 foot lounge spanning the full depth of the property with fireplace and further set of patio doors to the gardens. Completing the ground floor you have a large kitchen diner, fitted with a comprehensive range of wall and base units with complimentary work tops and integrated appliances, from the kitchen you also have a useful utility room which also gives access into the double garage.

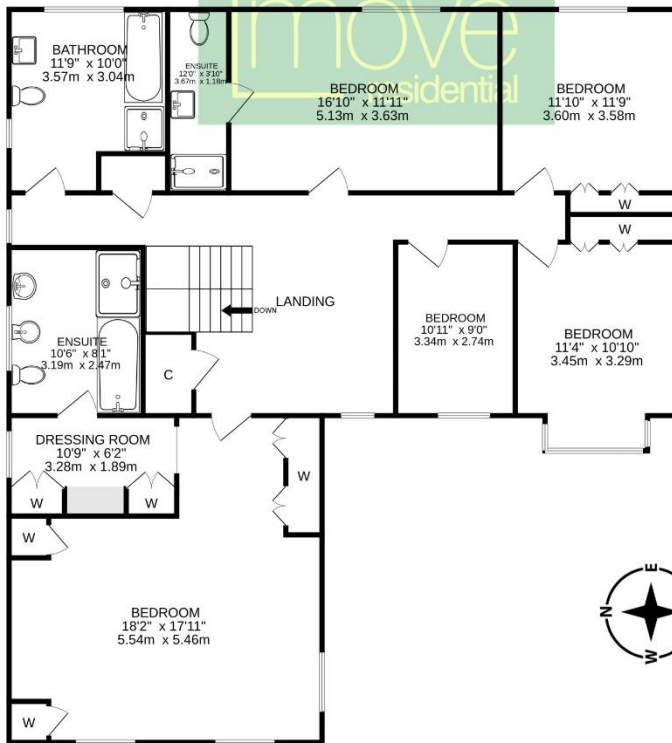
To the first floor you have a spacious landing leading to the large master bedroom providing breathtaking views with dressing room and five piece en suite bathroom. Second double bedroom with en suite shower room, three further sizeable bedrooms and a four piece family bathroom. Encapsulating this home perfectly are the generous rear gardens, enjoying a high degree of privacy, sweeping lawns, various patio areas and well established planting beds. A perfect area for entertaining or relaxing.

Set in a quiet cul-de-sac, Caldy is an exclusive area of the Wirral. Renowned for the highly regarded Calday Grange and West Kirby Grammar Schools, St. Bridget's primary school and Avalon private prep school along with prestigious golf courses including The Royal Liverpool, Wallasey and Caldy. There is a local bus service which runs from nearby and connects to West Kirby centre and the station for onward commuting through to Liverpool. There are excellent shopping facilities in West Kirby and Heswall together with numerous restaurants and wine bars.

GROUND FLOOR  
1598 sq.ft. (148.5 sq.m.) approx.



1ST FLOOR  
1539 sq.ft. (143.0 sq.m.) approx.



TOTAL FLOOR AREA : 3138 sq.ft. (291.5 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.

## Site Map



## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 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.