



Clydesdale Road, Hoylake, Wirral CH47 3AP

- Substantial Five Bedroom Extended Semi Detached Property
- Immaculately Presented and Updated Family Living Accommodaiton
- Porch, Welcoming Hallway, Bay Fronted Living Room and Downstairs W.C
- Four Sizeable First Floor Bedrooms and a Luxury Four Piece Bathroom
- Off Road Parking, Integral Garage and Private Enclosed Rear Garden
- Prime Location of Hoylake Within Walking Distance to the Beach
- Set Over Three Floors Spanning Over 2,000 Square Foot of Living Space
- Stunning Open Plan Kitchen Diner to a Sitting Room and Breakfast Room
- Master Suite to the Second Floor with Built in Storage and En Suite
- Viewing Strongly Recommended to Appreciate this Superb Property



Offers Over £550,000



























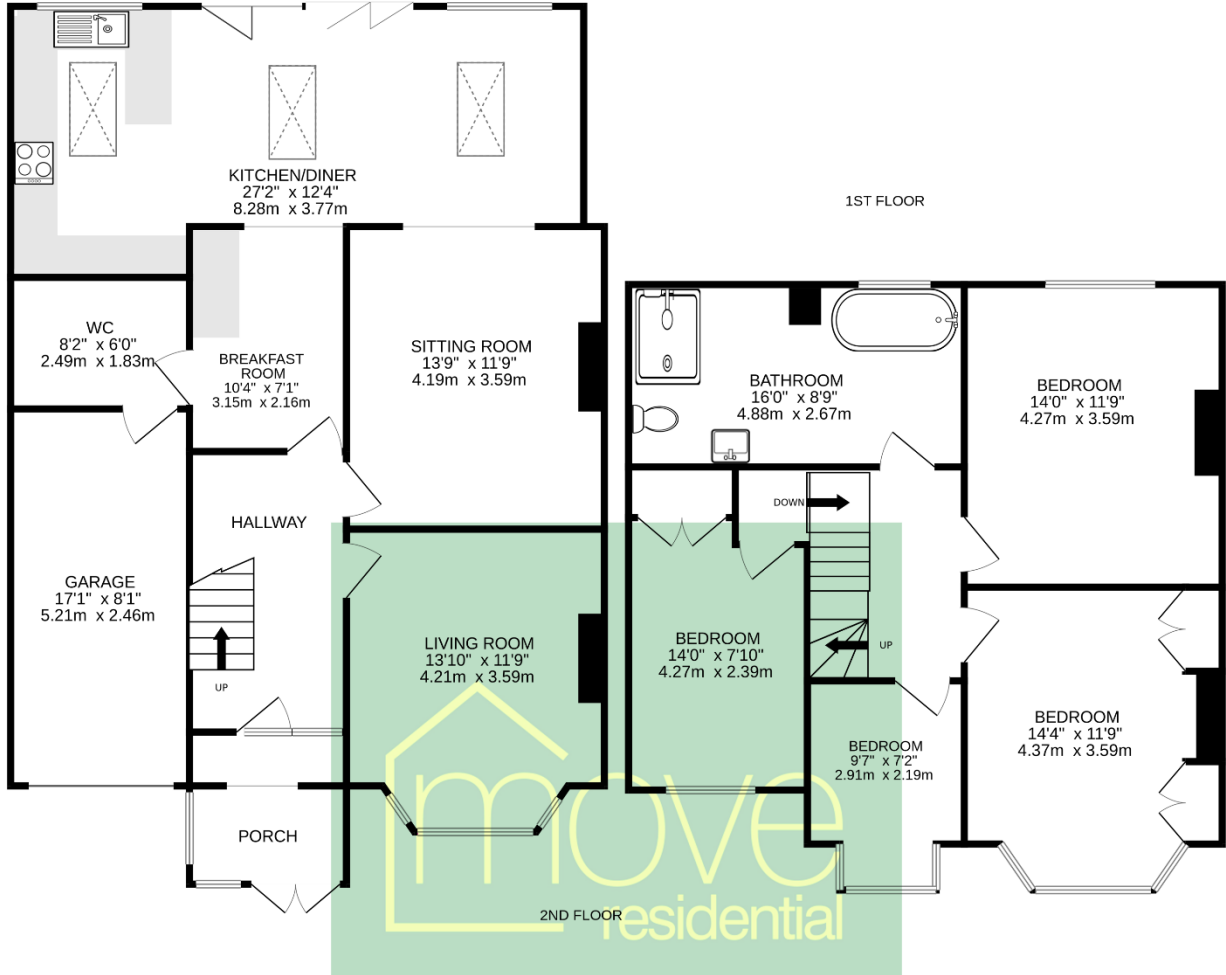


Description

Located a stones throw away from Hoylake Beach, Move Residential are delighted to showcase this substantial and impressive five bedroom semi detached family home. Immaculately presented with a tasteful décor throughout and updated to an exceptional standard, this home is arranged over three floors and spans over 2,000 square foot of family living space. In brief you have a porch, welcoming hallway and bay fronted lounge with feature log burning stove. The rear of the property offers superb open plan living, with a contemporary kitchen diner spanning the full width of the property with openings to a sitting room with further log burning stove and utility/breakfast room with W.C off. The kitchen is fitted with a comprehensive range of high quality units with complimentary work tops and a range of appliances. The space is flooded with natural light courtesy of the velux windows and patio doors opening to the delightful rear garden.

To the first floor you have four sizeable bedrooms and a luxurious four piece bathroom suite with walk in shower and free standing bath. To the second floor you have the master suite, with built in storage and modern en suite shower room. Further benefiting from off road parking, integral garage and a private enclosed rear garden with patio and lawned areas. As appointed agents we strongly recommend a closer inspection to appreciate the size, standard and setting of this magnificent home.

GROUND FLOOR



TOTAL FLOOR AREA : 2067sq.ft. (192.0 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 | | |
| 69-80 | C | | |
| 55-68 | D | | 68 D |
| 39-54 | E | 41 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.