



Heronpark Way, Spital, Wirral CH63 9FN

- Modern and Substantial Four Bedroom Detached Residence
- Immaculately Presented, Spacious and Versatile Living Space
- Lounge, Impressive Modern Kitchen Diner and Utility/Office
- Master Bedroom with Walk in Wardrobe and En Suite Bathroom
- Ample Parking, Garage for Storage and South West Facing Garden
- Located on a Large Plot in the Popular Area of Spital
- Feature Hallway with Galleried Landing and Dining Room
- Large Workshop, Changing Room/Storage and Covered Hot Tub
- Three Further Bedrooms, En Suite W.C and Family Bathroom
- Closer Inspection Essential to Appreciate this Home in Full



£475,000































Description

Spacious and versatile four bedroom detached family residence, occupying a generous sized plot in the popular residential area of Spital with a south westerly facing rear garden. A credit to the current owners this home offers exceptional living space, appointed with a tasteful décor and flooded with natural light.

In brief you have a welcoming entrance hallway opening to a dining room with feature fireplace and open aspect up to the impressive galleried landing. Spacious lounge with patio doors opening to the delightful rear garden, stunning fitted kitchen diner with vaulted ceiling and a comprehensive range of wall and base units. Back to the hallway you have a W.C and utility room/office. The ground floor also boasts a large workshop which leads into a changing area/storage with access into a covered hot tub area and views out to the garden. To the first floor you have the master bedroom with walk in wardrobe and en suite bathroom. Second double bedroom with mirrored wardrobes, third double with en suite W.C, fourth bedroom and a family bathroom.

Further benefiting from off road parking and a garage for storage. The aforementioned gardens encapsulate this home perfectly, mainly laid to lawn with patio areas and summer house. An ideal space for entertaining or relaxing, as appointed agents we strongly recommend a closer inspection.

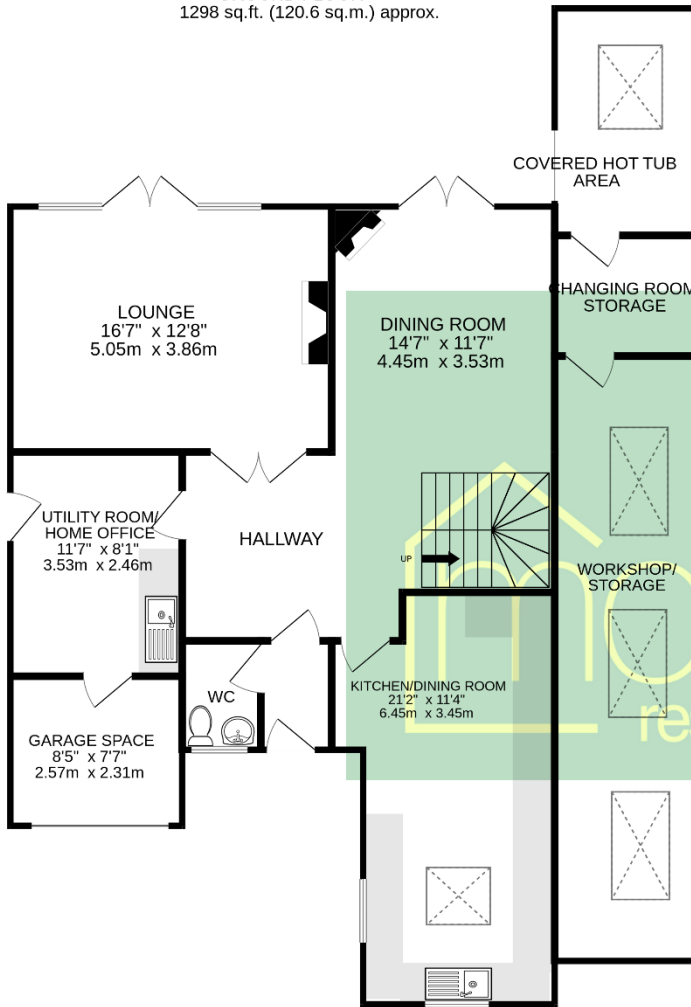
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

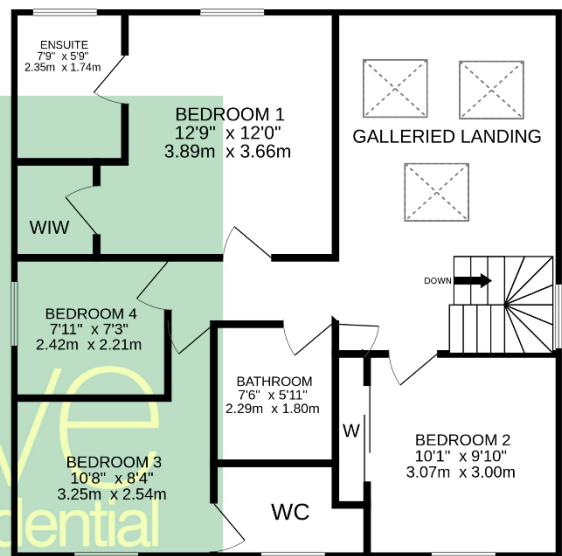
Additional Information

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.

GROUND FLOOR
1298 sq.ft. (120.6 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 2086 sq.ft. (193.8 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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Site Map

