



Oldfield Way, Lower Heswall, Wirral CH60 6RH

- Architecturally Designed Four Bedroom Detached Bungalow
- Nestled on a Good Sized Plot with South Facing Gardens
- Reading Room with Stairs Up To a First Floor Study
- Four Sizeable Bedrooms, En Suite and Family Bathroom
- Unique Accommodation Spanning Over 1500 Square Foot
- Hallway, Cloakroom and Open Plan Lounge/Dining Room
- Large Fitted Kitchen with Useful Utility Room Off
- Off Road Parking and Double Garage - Excellent Potential



Guide Price £550,000



















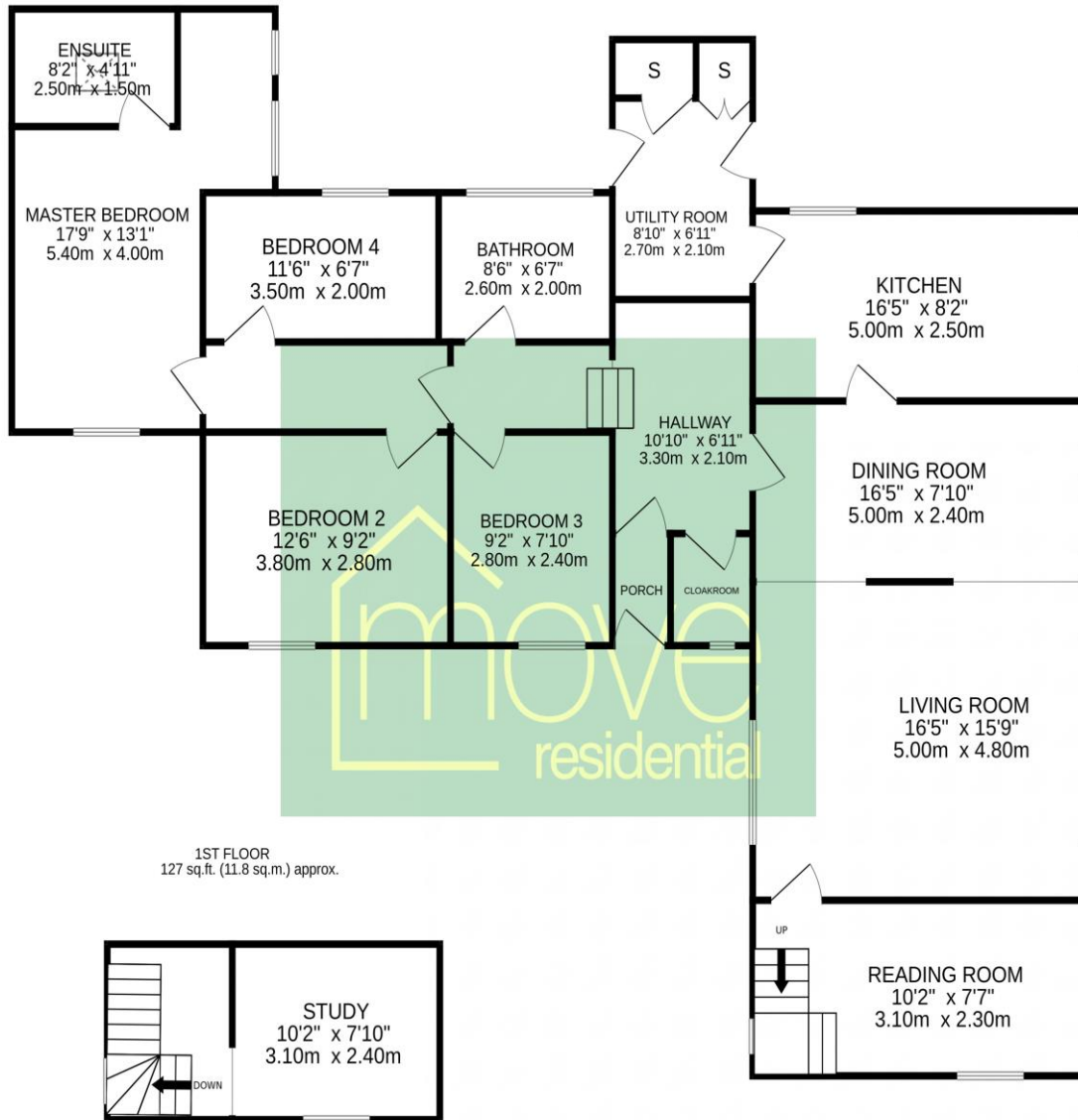






Floor Plan

GROUND FLOOR
1415 sq.ft. (131.4 sq.m.) approx.



TOTAL FLOOR AREA : 1542 sq.ft. (143.2 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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Description

Architecturally designed four bedroom detached bungalow nestled in the highly coveted area of Lower Heswall. This unique home offers exceptional living space spanning over 1500 square foot. With excellent potential to extend (subject to planning) this home must be viewed to be appreciated in full.

In brief you have a porch and hallway with cloakroom off. To the right hand side of the property you have an impressive open plan living room/dining room, with central exposed brick pillar with fireplace and patio doors leading out to the delightful rear garden. From the living room you have a reading room with stairs leading up to a first floor study and from the dining room you have access into a well fitted kitchen with utility room off. Back to the hallway the left hand side of the property offers the sleeping quarters. Comprising a master bedroom with en suite bathroom, three further good sized bedrooms and a family bathroom suite. Occupying a generous sized plot with mature south facing gardens, double garage and ample off road parking.

An enviable location nestled in the prestigious area of Lower Heswall. With excellent local amenities, thriving community spirit and easy access throughout Wirral, Chester and Liverpool. Heswall is 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.

EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 50 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.