



## Rose Villa, Willaston, Wirral, CH64 2UW

- Charming Four Bedroom Semi Detached Country Home
- Well-Proportioned & Beautifully Presented Throughout
- Second Sitting Room & Sizable Farmhouse Style Kitchen
- Ensuite Wet Room to Master & Stunning Main Bathroom
- Enviably Position in the Picturesque Village of Willaston
- Entrance Hall, Bay-Fronted Dining Room & Living Room
- Three Generous Double Bedrooms & Large Single Room
- Fantastic Garden, Off-Road Parking & Detached Garage



Offers Over £550,000











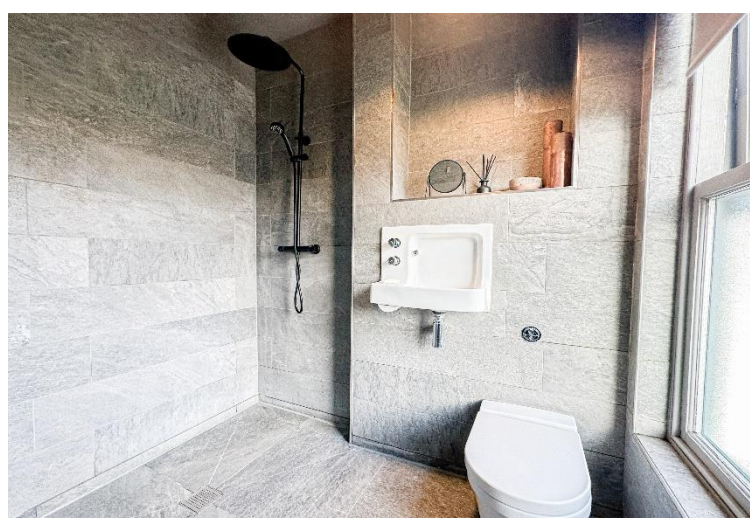








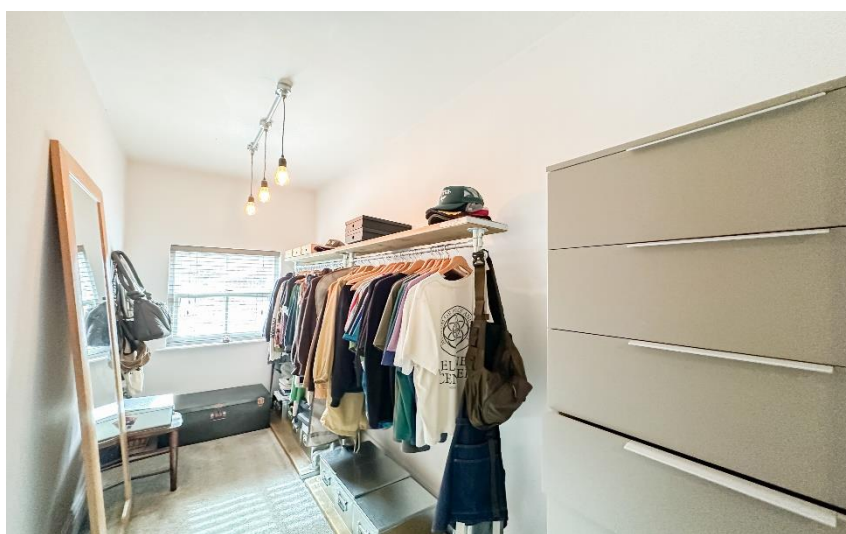


































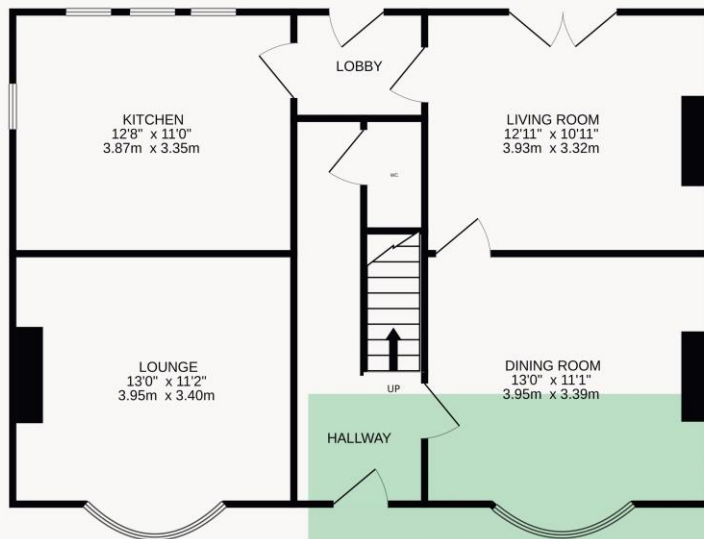
## Description

Enjoying an enviable position on Hadlow Road in the picturesque village of Willaston, is this truly charming four bedroom semi detached country home. The property occupies a generous plot and boasts a double frontage which exudes curb appeal, offering spacious and immaculately presented living proportions within. Those looking for a home with character should look no further, as this residence showcases a plethora of exquisite features, promising to make an incomparable future home for a very lucky family. An inviting entrance hall greets you into the home leading through to a spacious dining room to the right, flooded with natural light courtesy of a bay window. This room has been impeccably finished, boasting a stylish décor which complements the original wood flooring, presenting the perfect setting for enjoying family mealtimes and entertaining guests. To the left is a beautifully presented bay-fronted lounge which centres around an eye-catching feature fireplace, offering a welcoming space to relax and unwind. There is an additional sitting room which features a cosy wood-burner and a set of double doors which provide views and access out to the rear garden and illuminate the space in daylight. Continuing through you will find a substantial farmhouse style kitchen complete with a range of fitted base units, plentiful surface space and an AGA cooker. Concluding the ground floor is a convenient WC located under the stairs. The property continues to impress as you ascend to the first floor which is set over two levels. The first level is home to the first of three generously sized double bedrooms, each finished to an excellent standard and receiving plenty of natural light. Accompanying this is a stunning three-piece family bathroom suite which boasts a vintage charm, featuring a spectacular roll-top bathtub and Victorian style towel rail. The second level offers the two remaining double bedrooms, the master room enjoying the added luxury of a modern ensuite wet room, along with a well-proportioned single bedroom, currently in use as a dressing room. Adding the finishing touch to the interior of this wonderful home is a spacious loft accommodating additional storage space. Externally, the residence is further enhanced by a vast rear garden which presents a fantastic outdoor space for the whole household to enjoy. An expansive and neatly manicured lawn offers more than ample room for recreational activities whilst a smartly flagged patio area provides a serene spot for al-fresco dining and entertaining during the warmer months. To the side, a pebbled driveway accommodates off-road parking for two vehicles, leading down to a sizable detached garage.

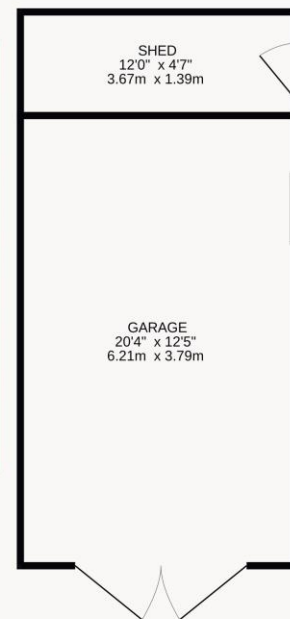


## Floor Plan

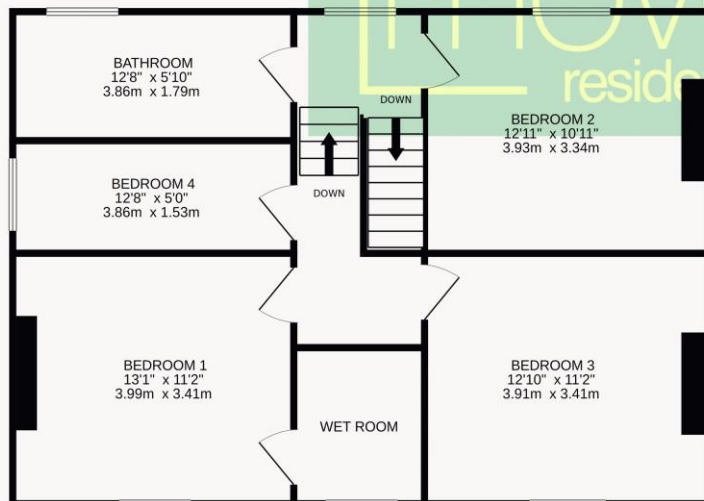
GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



GARAGE  
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1721 sq.ft. (159.9 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		86 B
69-80	C		
55-68	D	66 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.