



## The Ridgeway, Heswall, Wirral CH60 8NB

- Attractive and Distinctive Four Bedroom Detached Family Residence
- Boasting Over 2,200 Square Foot of Sumptuous Accommodation
- Bespoke Fitted Kitchen with Granite Work Surfaces and Appliances
- Three further Well Proportioned Bedrooms and a Family Bathroom
- CCTV, In Out Driveway and Garage with EV Charge Point
- Substantial Accommodation Sitting on a Generous Sized Corner Plot
- Hallway, Three Sizeable Reception Rooms, Utility and Cloakroom
- Master Suite with Dressing Area and En-Suite Shower Room
- Mature Wrap Around Private Gardens Mainly Laid to Lawn
- Walking Distance to Heswall Centre - Viewing Strongly Advised



£899,995















































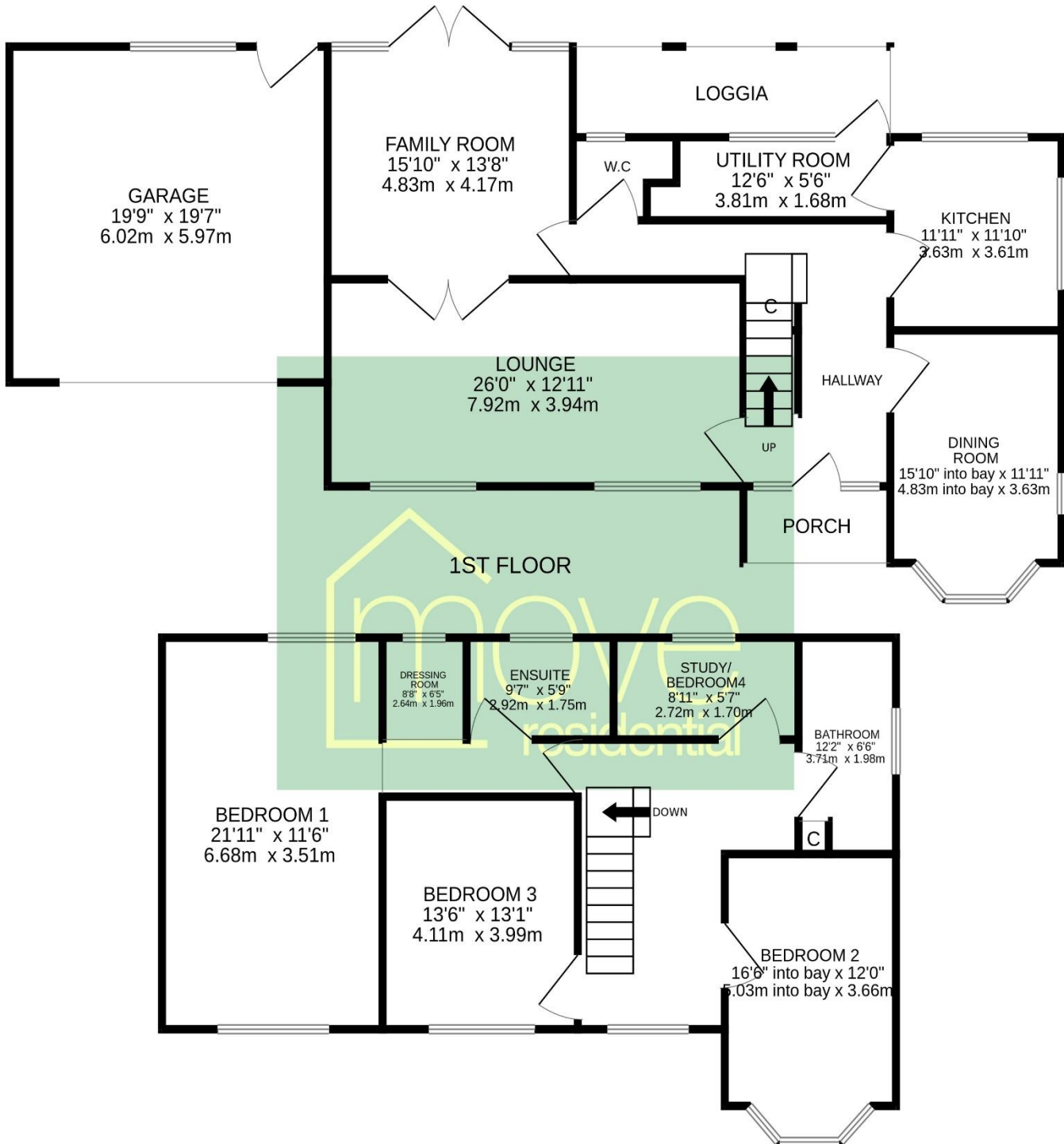






## GROUND FLOOR

### Floor Plan



TOTAL FLOOR AREA : 2281sq.ft. (211.9 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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## Description

A substantial, charming and attractive four bedroom detached family home is presented to the sales market by Move Residential. Offering exceptional family living space spanning over 2,200 square foot sumptuous accommodation, well planed boasting high ceilings, character features and flooded with natural light, this home must be viewed in order to fully appreciate the size and standard of accommodation on offer.

Nestled on a generous sized plot within walking distance to Heswall town centre, an in out driveway leads to the stunning property entrance. Internally, the tastefully appointed accommodation comprises reception hallway, cloakroom, spacious lounge, second lounge and bay fronted dining room. At the heart of this home is the stunning bespoke fitted breakfast kitchen with fitted appliances and utility room off. The first floor offers the master bedroom with dressing area and en-suite, three further good sized bedrooms and bathroom with separate W.C. Inglethorpe further benefits from an EV charge point in the garage, CCTV to the front and rear, gas central heating, double glazing and attached double garage. Mature wrap around gardens complete this home perfectly, beautifully maintained with well established borders, lawn, wide covered loggia with lighting and York stone terrace.

Close to Heswall Village, there are local shops on nearby Telegraph Road with principal shops, services and restaurants in Heswall centre together with excellent schools for all age groups within the locality including St Peter's CofE Primary School, Heswall and Gayton Primary Schools. There are superb recreational facilities close by including Heswall Football Club and Squash Club and an established network of roads including the M53 and M56 motorways afford commuting links to major centres of employment in the North West.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 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.