East Farm Mews, Caldy, Wirral CH48 1QB

- Charming Two Double Bedroom Sandstone Bungalow
- Impressive Accommodation Appointed to a High Standard
- Well Fitted Breakfast Kitchen with Granite Work Surfaces
- Large Modern Four Piece Bathroom Suite and Further W.C
- Further Benefiting from Private Parking and Double Garage

- Offered to the Sales Market with No Onward Chain
- Hallway with Storage, Spacious Lounge and Dining Room
- Two Spacious Double Bedrooms with Fitted Wardrobes
- Private Courtyard Garden and Large Front Bluebell Garden
- Prestigious Area of Caldy – Viewing Strongly Recommended
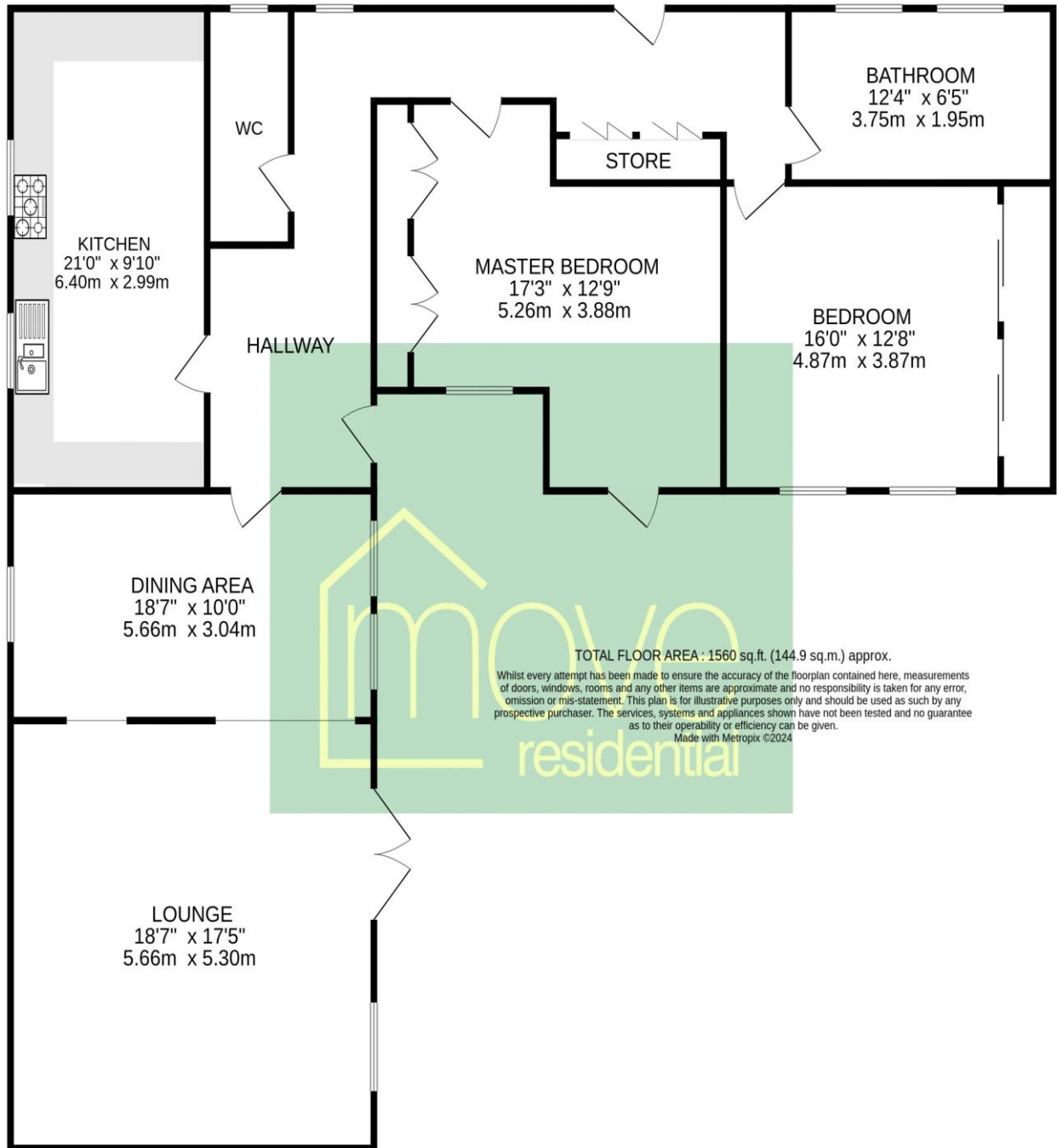

£595,000

GROUND FLOOR
1560 sq.ft. (144.9 sq.m.) approx.

WC

KITCHEN
21'0" x 9'10"
6.40m x 2.99m

BATHROOM
12'4" x 6'5"
3.75m x 1.95m

STORE

MASTER BEDROOM
17'3" x 12'9"
5.26m x 3.88m

BEDROOM
16'0" x 12'8"
4.87m x 3.87m

HALLWAY

DINING AREA
18'7" x 10'0"
5.66m x 3.04m

TOTAL FLOOR AREA : 1560 sq.ft. (144.9 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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LOUNGE
18'7" x 17'5"
5.66m x 5.30m

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* Approximate site map

Description

Nestled in the prestigious area of Caldy, Move Residential are delighted to showcase this charming two double bedroom sandstone bungalow. This impressive accommodation is deceptively spacious, spanning over 1500 square foot of immaculately presented living accommodation. In brief you have a welcoming hallway with storage, spacious lounge with feature fireplace and exposed beamed ceiling opening to a dining room. High quality breakfast kitchen fitted with a comprehensive range of wall and base units with granite worksurfaces. Two large double bedrooms both with fitted wardrobes, modern four piece bathroom suite and a further W.C. Externally you have a large front garden known as "Bluebell Field", you also have a lovely central courtyard garden ideal for alfresco dining or entertaining. Completing this superb home you have private parking and a double garage.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	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.