



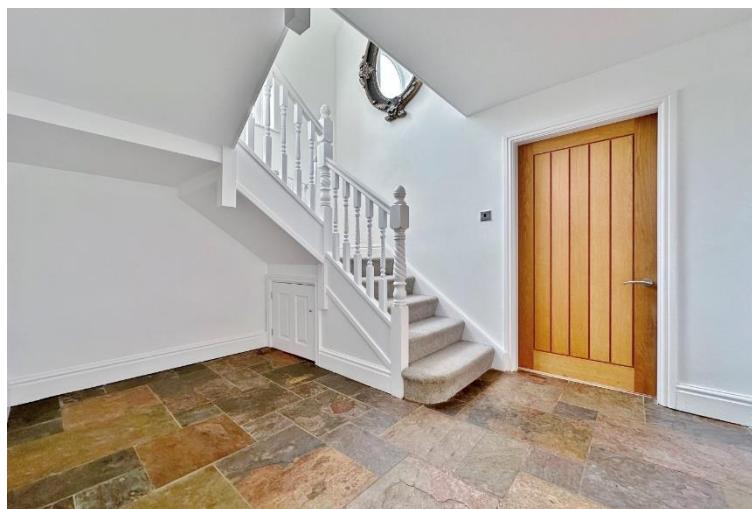
## Milner Road, Heswall, Wirral CH60 5RY

- Impressive, Modern and Substantial Four Bedroom Detached Home
- Appointed to a Superior Specification and Flooded with Natural Light
- Contemporary Kitchen Diner, Utility/Shower Room and Downstairs W.C
- Imprint Concrete Driveway Providing Ample Parking and a Double Garage

- Occupying a Generous Sized Plot in the Prime Location of Heswall
- Hallway with Storage, Lounge, Dining Room, Office/Sitting Room
- Four Sizeable Bedrooms, Dressing Room, En Suite and Family Bathroom
- Beautifully Manicured Enclosed Garden Perfect for Entertaining or Relaxing



£675,000













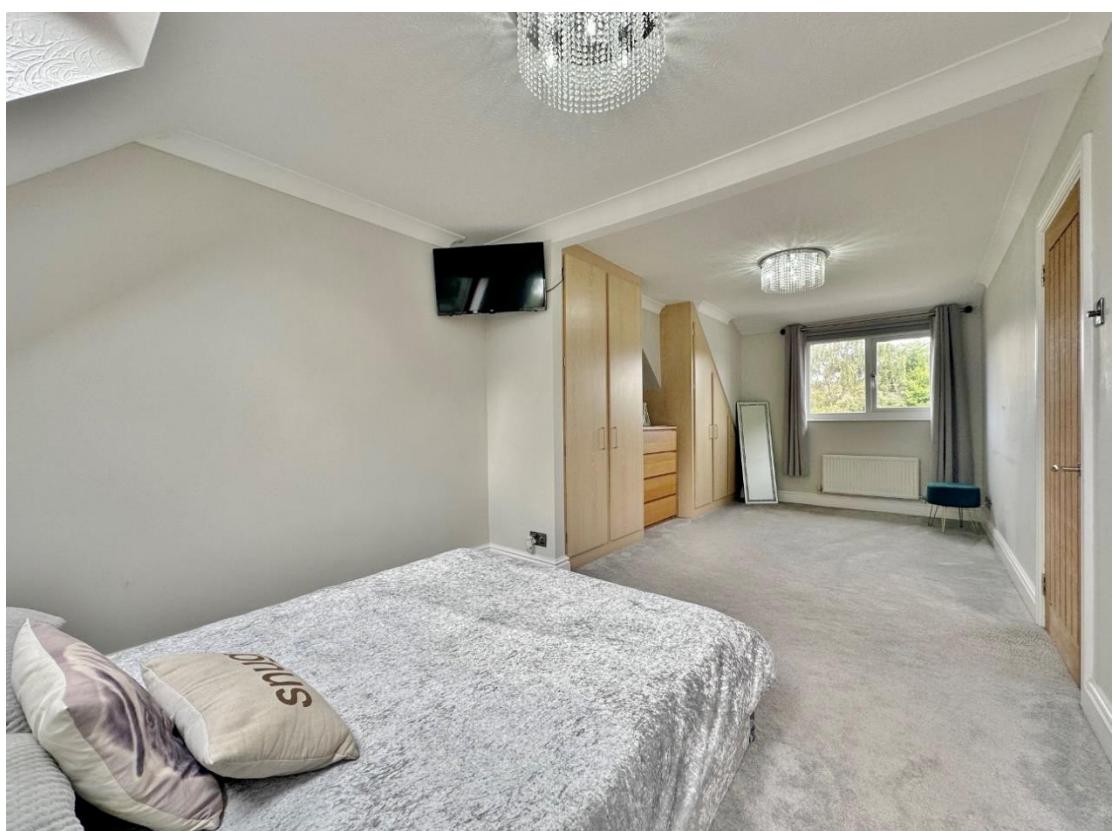


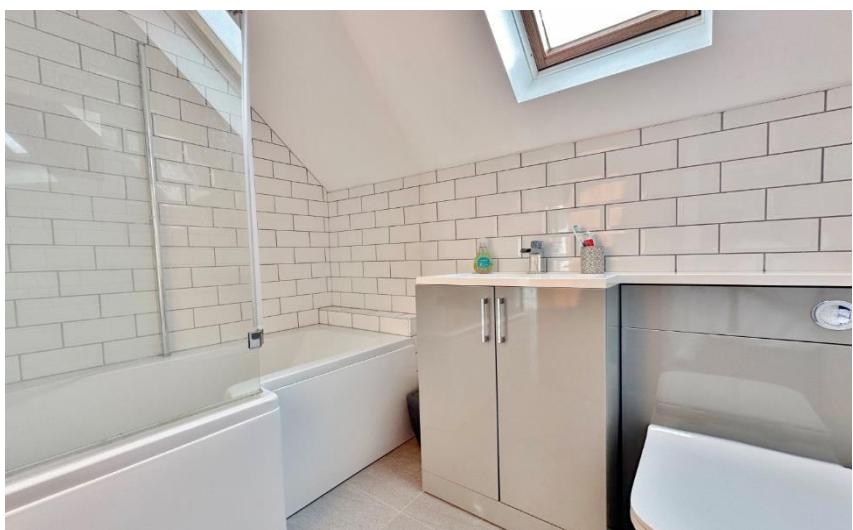














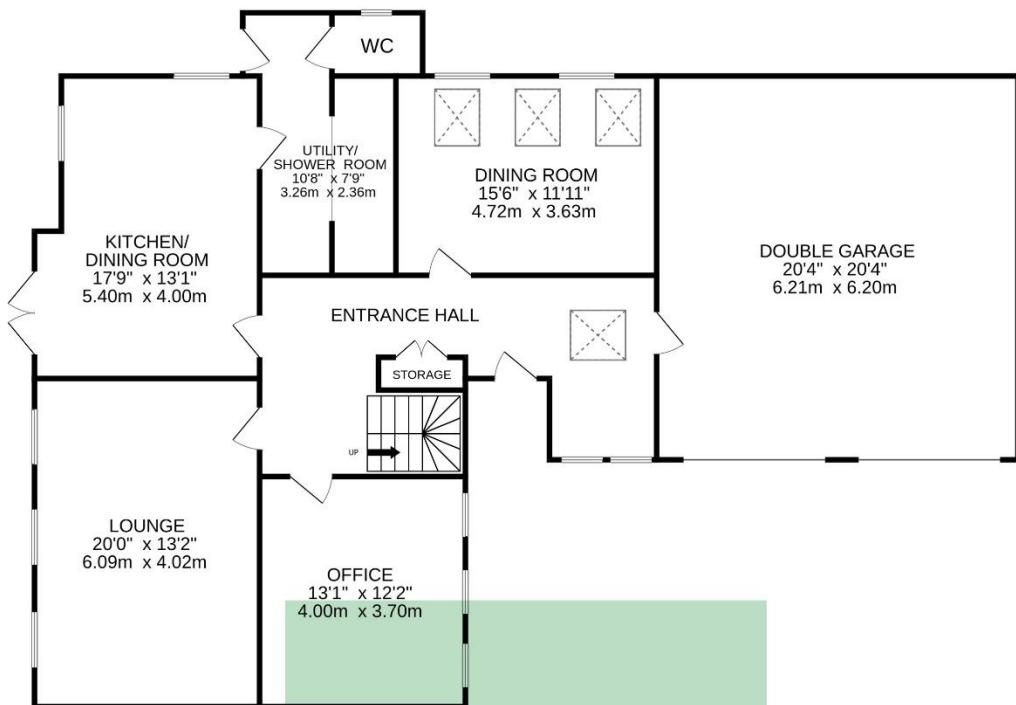








## GROUND FLOOR



## 1ST FLOOR



**TOTAL FLOOR AREA : 3114 sq.ft. (289.3 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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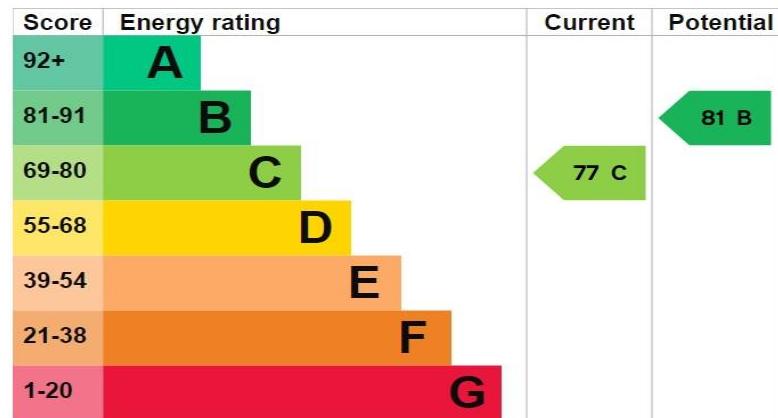
## **Description**

Impressive, modern and substantial four bedroom detached family residence location in the prestigious area of Heswall. Immaculately presented and updated throughout offering generous room proportions all flooded with natural light. A closer inspection is essential to fully appreciate this superb family home.

In brief you have a hallway with storage, spacious lounge with feature fireplace and a dining room with velux windows and further fireplace. Office/sitting room, utility/shower room and downstairs W.C. Completing the ground floor perfectly is the contemporary kitchen diner fitted with a comprehensive range of wall and base units with contrasting work tops and breakfast bar area. To the first floor you have the master bedroom with built in wardrobes and en suite shower room. Second double bedroom with dressing area, further large dressing room that leads to a sizeable double bedroom, fourth bedroom and a family bathroom.

This property further benefits from an imprint concrete driveway, double garage, double glazing and gas central heating. Encapsulating this home perfectly is the generous and beautifully manicured rear garden, with sweeping lawn and various patio areas offering a perfect space for entertaining or relaxing. The property is set a short walk from Heswall Centre, 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. An established network of roads including the M53 and M56 motorways afford commuting links throughout Wirral, Chester and Liverpool.

## EPC Summary



### 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.