



Well Lane, Gayton , Wirral CH60 8NE

- Substantial and Characterful Four Double Bedroom Detached Bungalow
- Benefiting from Being Offered for Sale with No Ongoing Chain
- Hallway, Lounge, Sitting Room, Dining Room, Kitchen and Utility
- Excellent Potential to Extend/Develop Further Subject to Planning
- Situated in the Prestigious Area of Gayton Occupying a Generous Sized Plot
- Versatile Accommodation with an Abundance of Charming Features
- Four Sizeable Bedrooms, Bathroom, Wet Room and Separate W.C
- Ample Parking, Double Garage and Extensive South Facing Rear Garden



£595,000













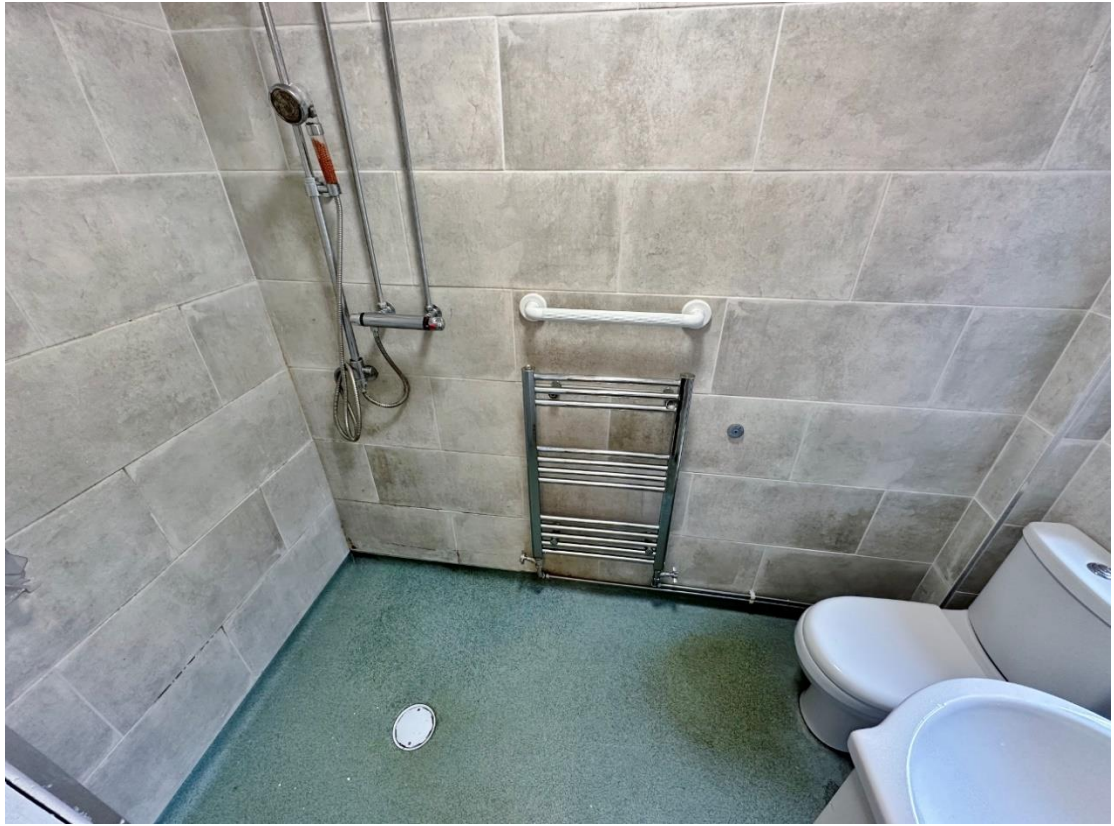
































## **Description**

Occupying an extensive sized plot on Well Lane in the prestigious and highly desirable area of Gayton, Move Residential are delighted to offer to the sales market with no onward chain this substantial and characterful four double bedroom detached bungalow. Offers versatile living space, beautifully maintained and retaining an abundance of charming features this home must be viewed to be appreciated in full. In brief the accommodation comprises an entrance hallway, dining room, spacious lounge and sitting room with dual aspect feature fireplace, fitted kitchen and a large utility room. Four sizeable double bedrooms, bathroom, wet room and separate W.C. Further benefiting from ample off road parking and a double garage. Encapsulating this home perfectly is the aforementioned plot, enjoying a southerly aspect, beautifully landscaped with sweeping lawn, patio areas and mature borders of trees and shrubs. This property and plot offers excellent potential to extend/develop further subject to obtaining the relevant planning consents.

### **Entrance Hall -**

Parquet flooring, beamed ceiling, fireplace, double glazed windows to front aspect, radiator

### **Dining Room - 10' 3" x 8' 11" (3.12m x 2.72m)**

Double glazed window to front aspect, parquet flooring, power points

### **Lounge - 12' 11" x 10' 7" (3.94m x 3.23m)**

Double glazed patio door to rear, power points, radiator, fireplace, beamed ceiling, television point

### **Sitting Room - 18' 9" x 10' 7" (5.72m x 3.23m)**

Double glazed window to rear aspect, double glazed patio door to rear garden, radiator, power points, beamed ceiling, storage cupboards

### **Kitchen - 12' 11" x 10' 2" (3.94m x 3.10m)**

Fitted wall and base units, inset sink, integrated oven and grill, integrated hob, double glazed window to front aspect, tiled floor, door to:

### **Utility Passage -**

Door to garden, wall and base units, space and plumbing for white goods, door to garage

### **Bedroom Four - 16' 5" x 9' 4" (5m x 2.84m)**

Double glazed window to rear aspect, radiator, power points



**Bedroom One - 14' 10" x 12' 11" (4.52m x 3.94m)**

Double glazed windows to rear and side aspect, fitted wardrobes, power points, radiator, vanity unit with hand washbasin

**Bedroom Two - 11' 5" x 8' 4" (3.48m x 2.54m)**

Double glazed window to rear, radiator, power points

**Bedroom Three - 11' 5" x 8' 11" (3.48m x 2.72m)**

Double glazed windows to front aspect and side aspect, radiator, power points

**Bathroom -**

Comprising panelled bath, wash hand basin, fully tiled walls, double glazed window to front aspect

**Wet Room -**

Comprising shower, WC, wash hand basin

**WC -**

WC, tiled floor and part tiled walls

**Exterior -**

**Front -**

Generous front driveway providing parking space for multiple cars, space for motorhomes etc

**Rear -**

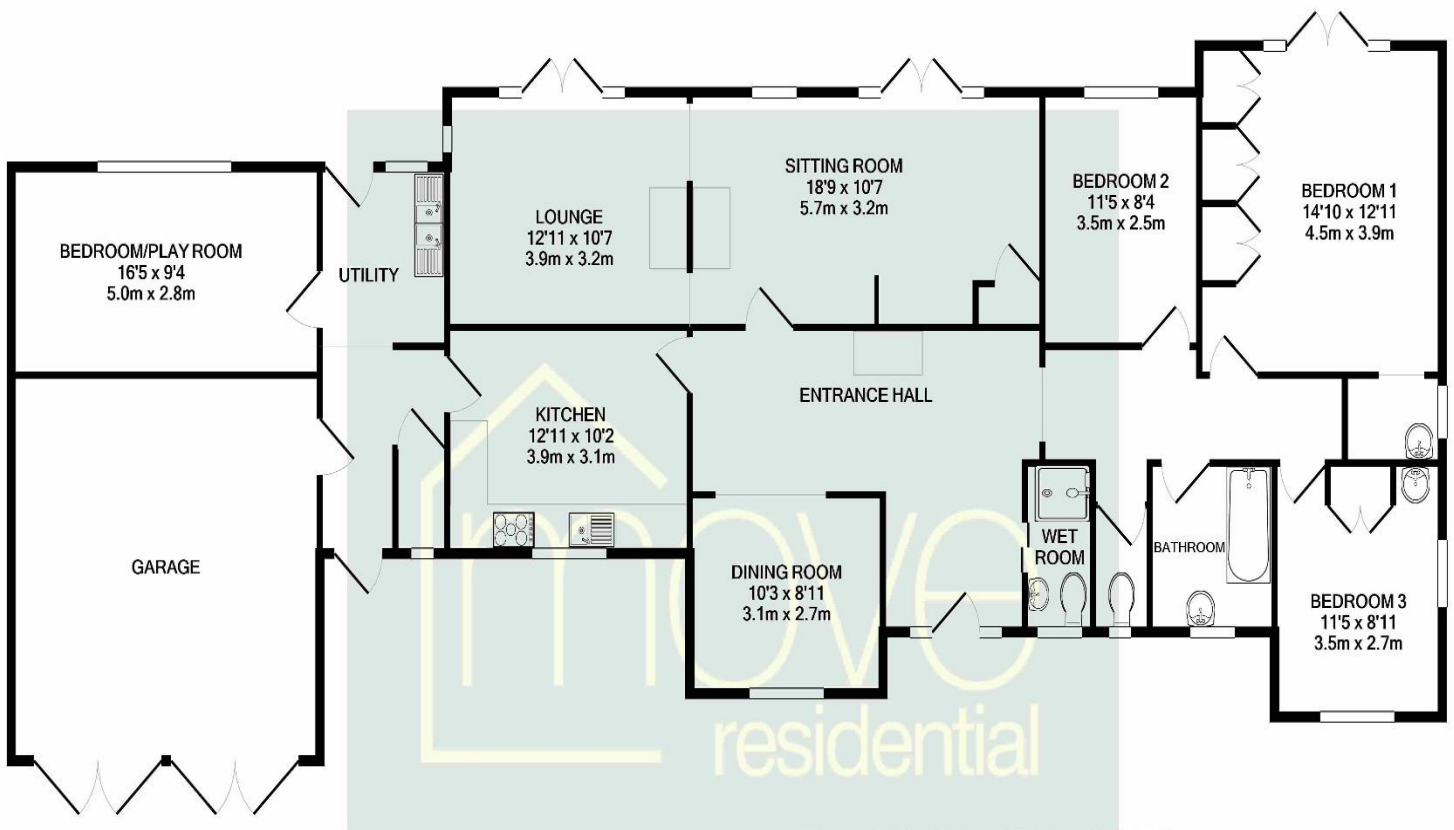
Substantial south facing garden with patio area, large lawned area, pond, mature trees and hedgerows

**Garage -**

Large brick built garage



## Floor Plan



TOTAL APPROX. FLOOR AREA 1883 SQ.FT. (174.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## 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.