



Oldfield Road, Lower Heswall, Wirral CH60 6SE

- Attractive and Spacious Four Double Bedroom Detached Family Residence
- Immaculately Presented and Appointed Throughout with a Neutral Decor
- Enjoying Lovely Views Over the Heswall Dales, Dee Estuary and Welsh Hills
- Four Double Bedrooms, Walk in Wardrobe, En Suite and Five Piece Bathroom
- Versatile Accommodation Spanning Over 2100 Square Foot of Living Space
- Generous Sized Plot with Excellent Potential to Extend (Subject to Planning)
- Hallway, W.C, Three Reception Rooms, Modern Kitchen and Utility/Boot Room
- Gated Access, Ample Parking, Double Garage and Private Enclosed Gardens



£775,000

































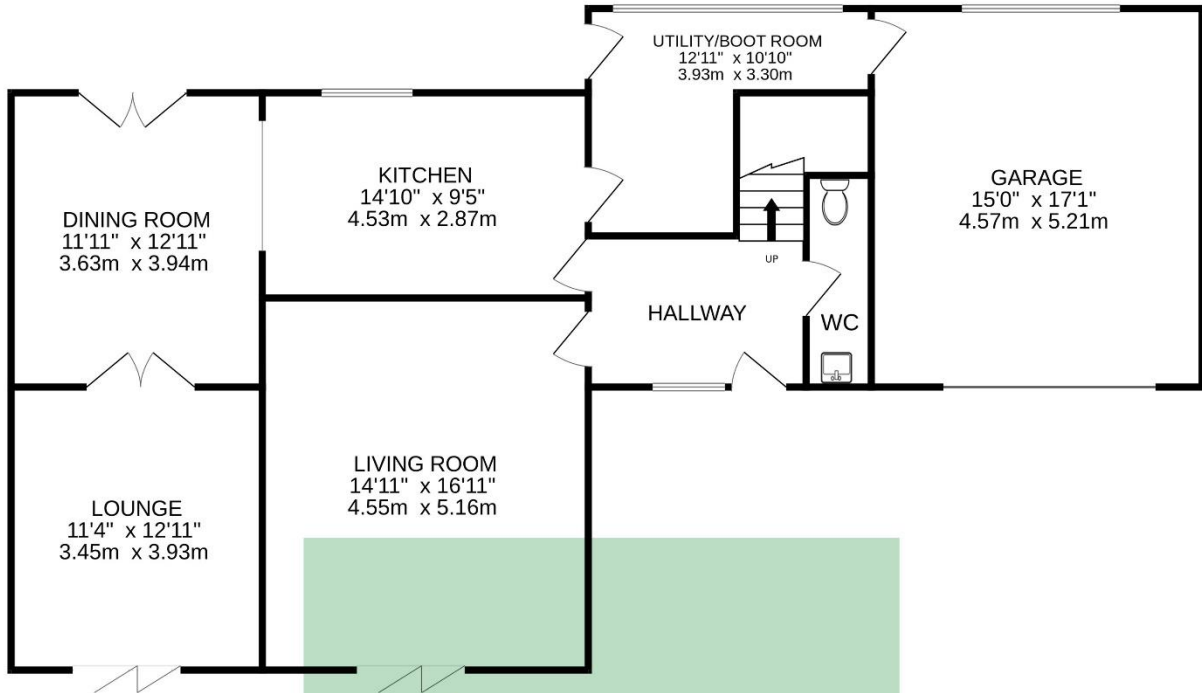
Description

Occupying a generous sized plot in the prestigious area of Lower Heswall with stunning front views over the picturesque Heswall Dales and Dee Estuary towards the Welsh Hills, sits this impressive four double bedroom detached family residence. Well proportioned spanning over 2100 square foot of versatile living accommodation, well maintained and appointed with a neutral décor throughout. The plot gives excellent potential to extend this property, plans have been previously been passed for a ground floor extension (available in our office). A closer inspection is essential to fully appreciate this impressive home in full.

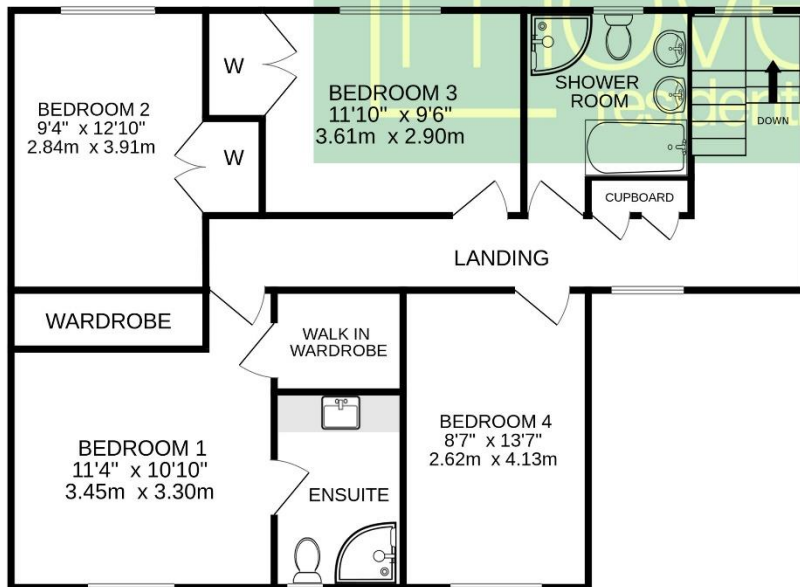
In brief you have a welcoming hallway with downstairs W.C. off. Spacious living room with feature fireplace and bi-folding doors opening to to a decked front terrace. Lounge with a second set of bi-folding doors to the front garden and double doors opening to a dining room which in turn opening to a magnificent fitted kitchen complete with integrated appliances and boot room/utility off. To the first floor you have a landing with storage, large master bedroom with walk in wardrobe, built in wardrobes and en suite shower room. Two further double bedrooms also boast fitted wardrobes, fourth double bedroom and a modern five piece family bathroom with bath, shower cubicle and twin sinks.

Gated access opens to ample off road parking leading to a double garage and the attractive property frontage. The front garden has been landscaped to fully encapsulate the superb views with raised decked terrace and sweeping lawn with mature hedged boundary providing privacy. The rear garden is generous in size with artificial lawn with large patio area.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2159sq.ft. (200.6 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 | | 81 B |
| 69-80 | C | 71 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.