



## Birchmere, Heswall , Wirral CH60 6TN

- Executive Five/Six Bedroom, Five Bathroom Detached Family Residence
- Appointed and Updated to Exacting Standards and Flooded with Natural Light
- Impressive Open Plan Bespoke Living Kitchen Diner with Bi Folding Doors
- Two Large Second Floor Bedrooms both with Modern En Suite Facilities
- Spanning Over 3,600 Square Foot of Accommodation Set Over Three Floors
- Hallway, Formal Lounge with Media Wall, Utility Room and Downstairs W.C
- Three First Floor Bedrooms, Study, Walk in Wardrobe and Three En Suite Bathrooms
- Generous Plot with Ample Parking, Double Garage and Stunning Wrap Around Gardens



£1,000,000



































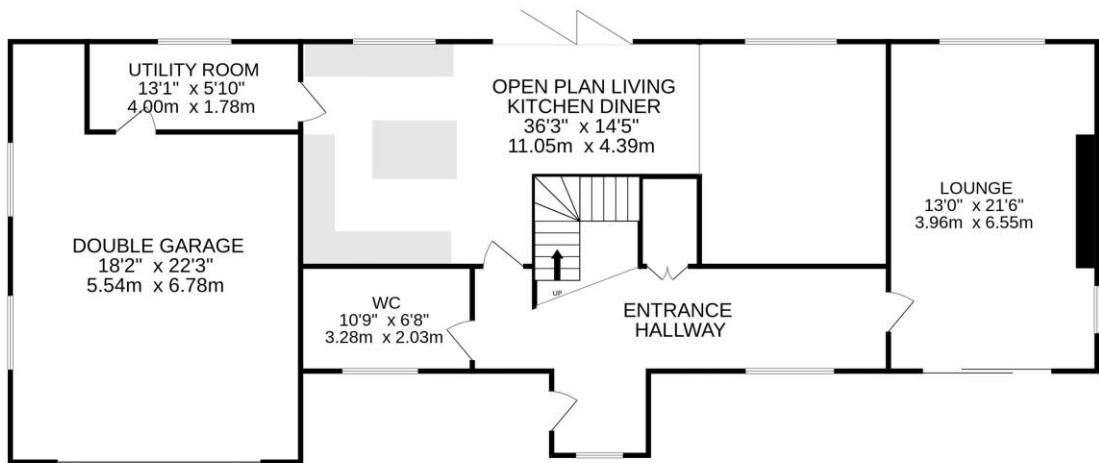




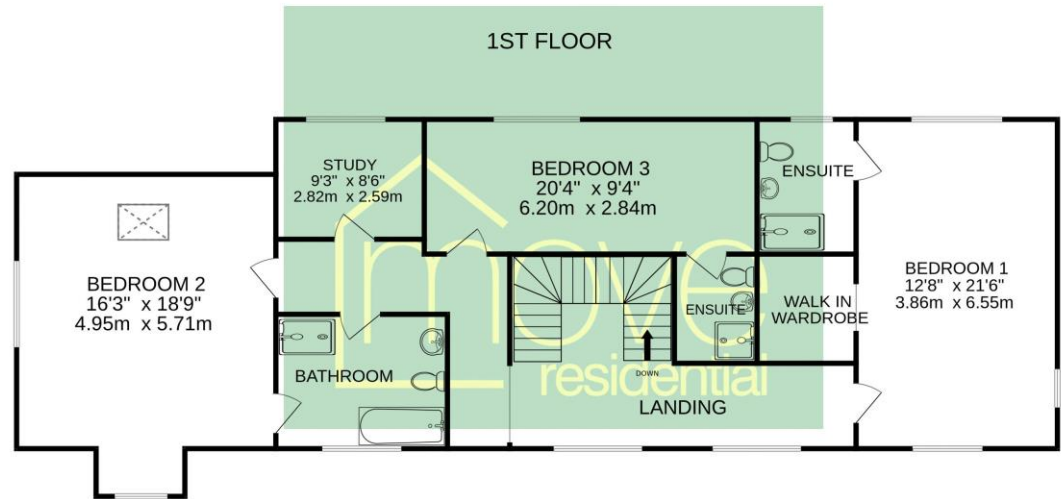


Floor Plan

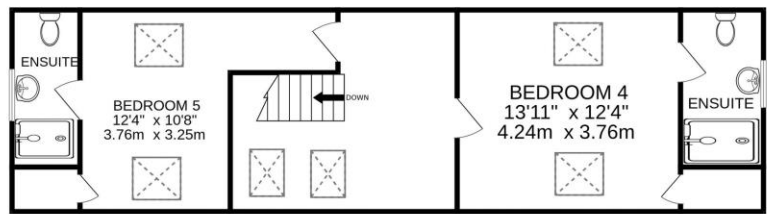
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 3610sq.ft. (335.4 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

Executive and lavish five/six bedroom, five bathroom detached family residence occupying a substantial plot in the prime location of Heswall. No expense has been spared in curating this sumptuous home, arranged over three floors spanning over 3600 square foot of accommodation. Appointed with tasteful and modern décor, flooded with natural light a closer inspection is essential to appreciate this superb property.

In brief you have a welcoming hallway with turned staircase and a formal lounge with media wall including a feature fireplace. At the heart of this home you have a breathtaking open plan living kitchen diner, with a bespoke fitted kitchen comprising a comprehensive range of wall and base units, central island and a range of integrated appliances. The ground floor further boasts a utility room with access into the double garage and a downstairs W.C. To the first floor you have the master bedroom with walk in wardrobe and luxury en suite shower room. Two further double bedrooms, with en suite facilities and a study. To the second floor you have two double bedrooms both with modern en suite facilities.

Gated access opens to ample off road parking leading to an attached double garage and the attractive property frontage. Encapsulating this home perfectly are the beautifully manicured gardens, offering a high degree of privacy with sweeping lawn and patio area perfect for alfresco dining or entertaining. Heswall is a town with its own unique charm, bustling with local boutique shops, cafes and beauty salons. Boasting a wealth of highly acclaimed schools for all ages, there are superb recreational facilities close by including Heswall Football Club, Golf, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 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.