



## Broad Lane, Lower Heswall, Wirral CH60 9JY

- Executive and Substantial Five Double Bedroom Detached Residence
- Generous Plot in the Prime Location of Lower Heswall with Access to the Wirral Way
- Hallway, Spacious Lounge and Stunning Open Plan Living Kitchen Diner
- Impressive Master Suite with Dressing Room and Modern En Suite Shower Room
- Ample Off Road Parking, Detached Garage and Superb Wrap Around Gardens
- Spanning Over 2300 Square Foot of Sumptuous Family Accommodation
- Fully Renovated and Appointed to a Superior Specification Throughout
- Large Utility Room, Downstairs W.C and Two Ground Floor Double Bedrooms
- First Floor Landing with Study Area, Two Double Bedrooms and Luxurious Bathroom
- Close to Amenities, Transport Links and Highly Acclaimed Schools for All Ages



Offers Over £850,000





\* Approximate site map









































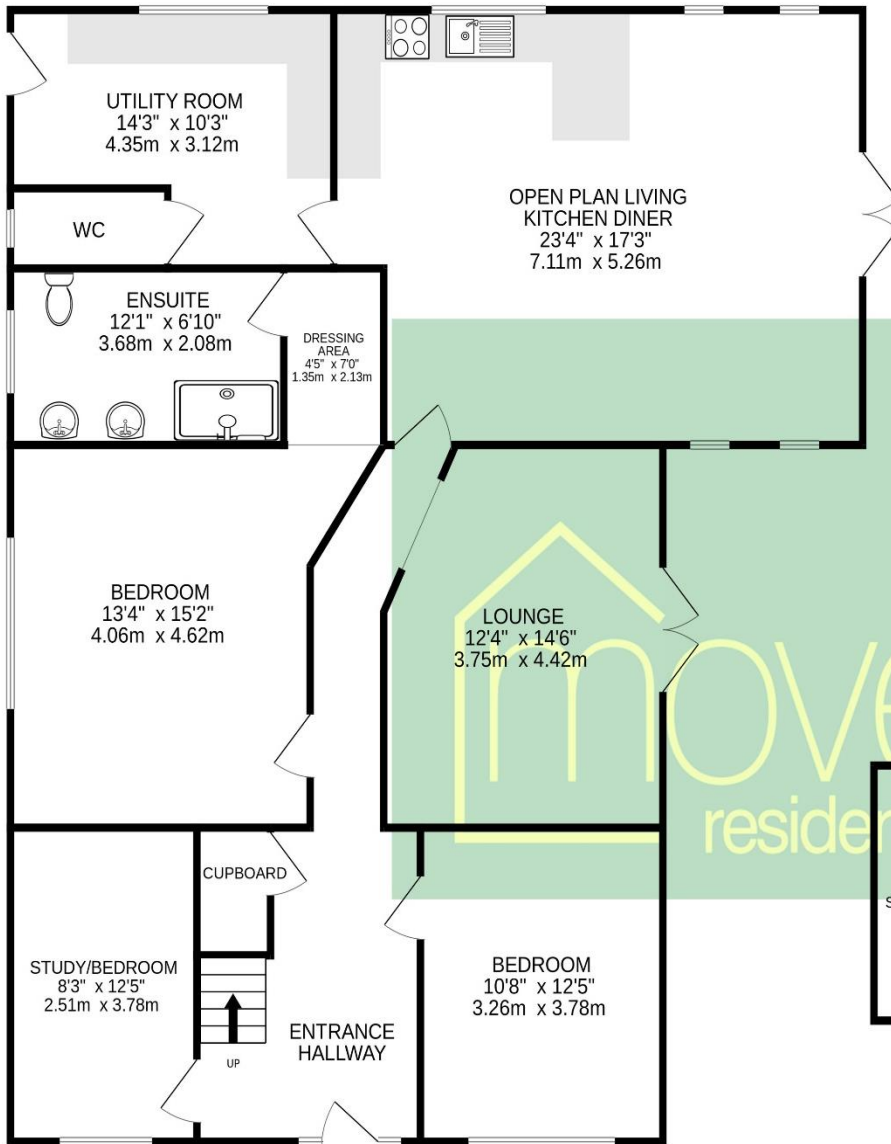




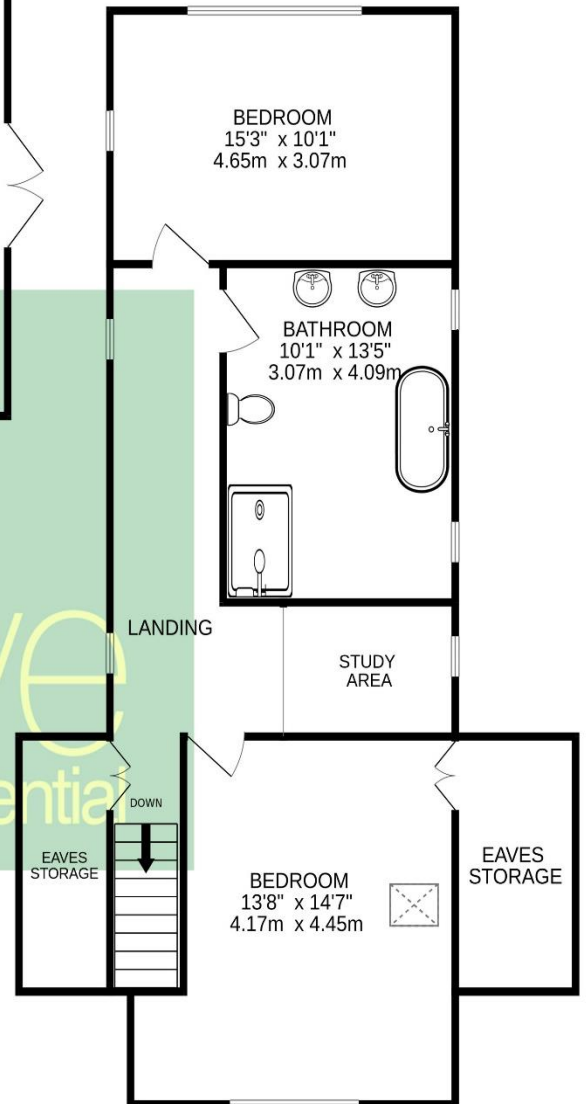




# GROUND FLOOR



# 1ST FLOOR



TOTAL FLOOR AREA : 2353sq.ft. (218.6 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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## Description

Fully renovated to an exceptional standard throughout, Move Residential are delighted to showcase this sumptuous five double bedroom detached family residence. Nestled on a generous and private plot in the highly coveted area of Lower Heswall with direct access to the Wirral Way this magnificent property must be viewed to be appreciated in full.

Spanning over 2300 square foot of impressive family living accommodation appointed to a superior specification and flooded with natural light. In brief you have a welcoming hallway with storage and a spacious lounge with patio doors opening to the delightful rear garden. At the heart of this home you have a breathtaking open plan living kitchen diner, with bespoke kitchen comprising a comprehensive range of units with contrasting work tops the kitchen diner opens to a stunning lounge area with vaulting ceiling, feature curved window and a further set of patio doors opening to the garden. From the kitchen you have a useful utility room and downstairs W.C. Back to the entrance hallway you have access to the superb master suite, a sizeable bedroom with dressing area and modern en suite shower room with twin sinks. Completing the ground floor you have two further double bedrooms. To the first floor you have a landing with study area, two well proportioned double bedrooms, luxurious five piece bathroom with freestanding bath, shower cubicle and twin sinks. You also have two sets of eaves storage offering plentiful storage space.

Externally the property is accessed via a sweeping driveway leading to a large gravelled driveway providing ample off road parking and a detached garage. The gardens encapsulate this home perfectly, beautifully manicured with lawn patio and gravelled seating areas flanked with mature planting beds, an ideal space for relaxing or alfresco entertaining. An enviable location nestled in the prestigious area of Lower Heswall. With excellent local amenities, thriving community spirit and easy access throughout Wirral, Chester and Liverpool. Heswall is 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.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 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.