



Low Wood Grove, Barnston, Wirral CH61 1AN

- Executive and Spacious Four Bedroom Semi Detached Family Home
- Generous Sized Plot in Barnston Backing onto Barnstondale Woods
- Lounge with Log Burner and Orangery with Fantastic Views Onto the Woods
- Three First Floor Double Bedrooms and Contemporary Four Piece Bathroom
- New Roof, Kitchen/Bathrooms, CCTV, Hive Heating and Alarm System
- Renovated Throughout to an Exceptional Standard and Tasteful Decor
- Porch, Open Plan Living Kitchen Diner with Concealed Utility Room
- Ground Floor Bedroom/Study with Modern En Suite Shower Room
- New Tarmaced Driveway and Beautifully Landscaped Enclosed Rear Garden
- Close to Amenities, Transport Links and Excellent Schools for All Age Groups



£465,000

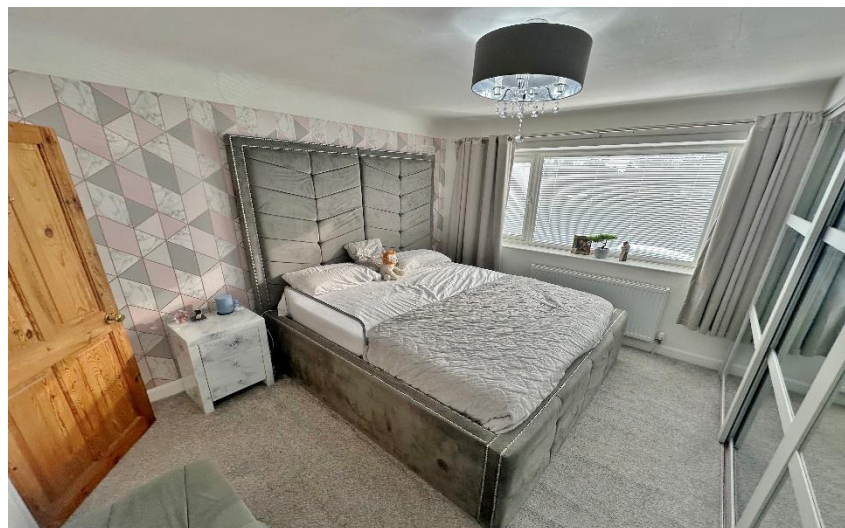






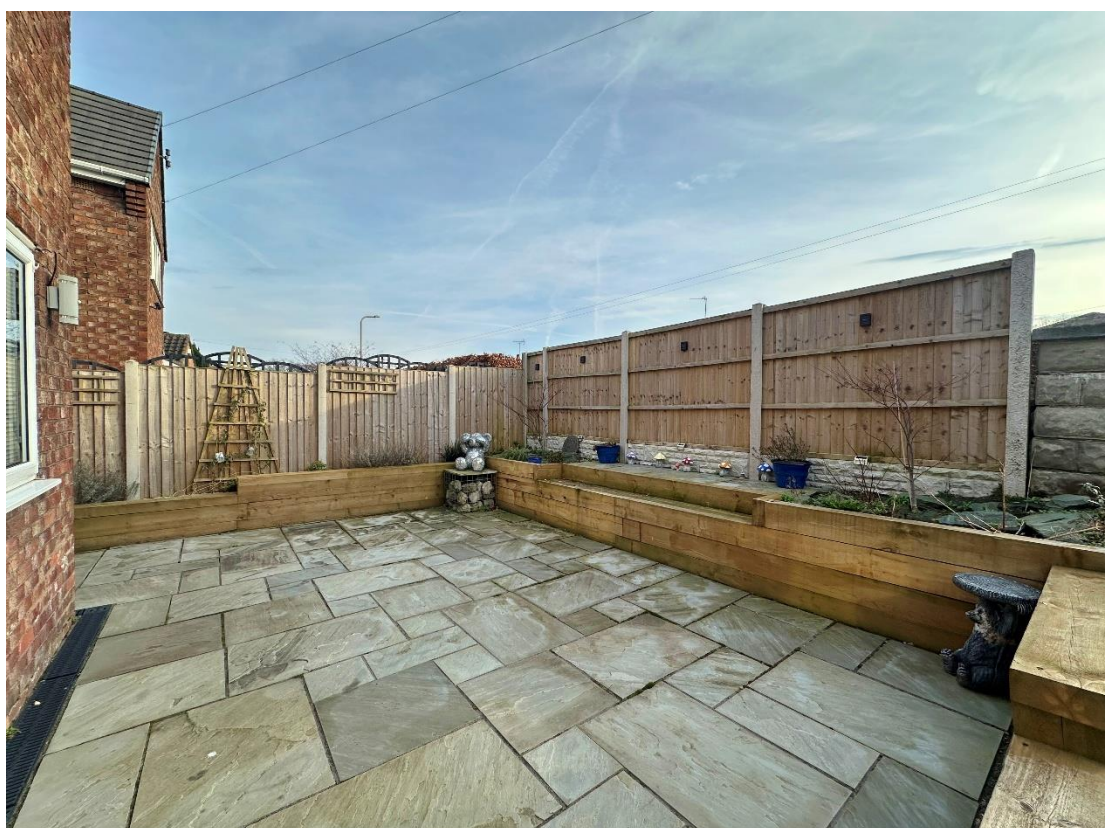




















Description

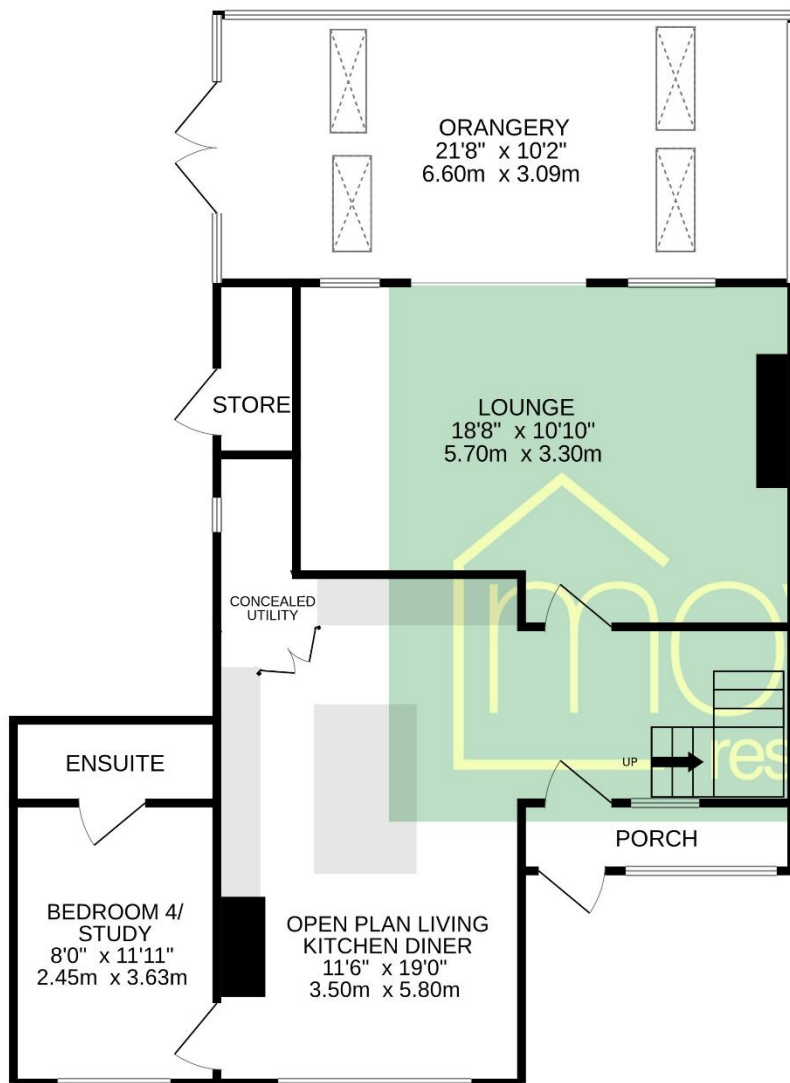
Executive home of exacting standards and generous proportions, boasting four double bedrooms and two luxurious bathrooms this home must be viewed to be appreciated in full. This exceptional home has been fully renovated by the current owners including a new roof, new kitchen/bathrooms, newly tarmaced driveway, Hive heating system, CCTV and alarm systems.

Flooded with natural light and appointed with a tasteful décor throughout, in brief this magnificent home comprises a porch which opens into a stunning open plan living kitchen diner with a concealed utility room. The kitchen is fitted to a high standard and offers a comprehensive range of wall and base units, large central island boiling water tap, belfast sink, integrated appliances and electric underfloor heating. Spacious lounge with feature log burning stove which opens to a stunning orangery with extra wide glass panels to fully maximise the views over the landscaped garden and surrounding woodland and gas underfloor heating. The ground floor further benefits from a double bedroom/study with modern en suite shower room. To the first floor you have three double bedrooms all with fitted wardrobes and a luxurious four piece family bathroom with free standing bath.

Completing this home perfectly is the beautiful rear garden, with large Indian standstone patio area and high quality artificial grass perfect for entertaining or relaxing, you have steps leading down into Barnstondale Woods of which you own a large section.

Floor Plan

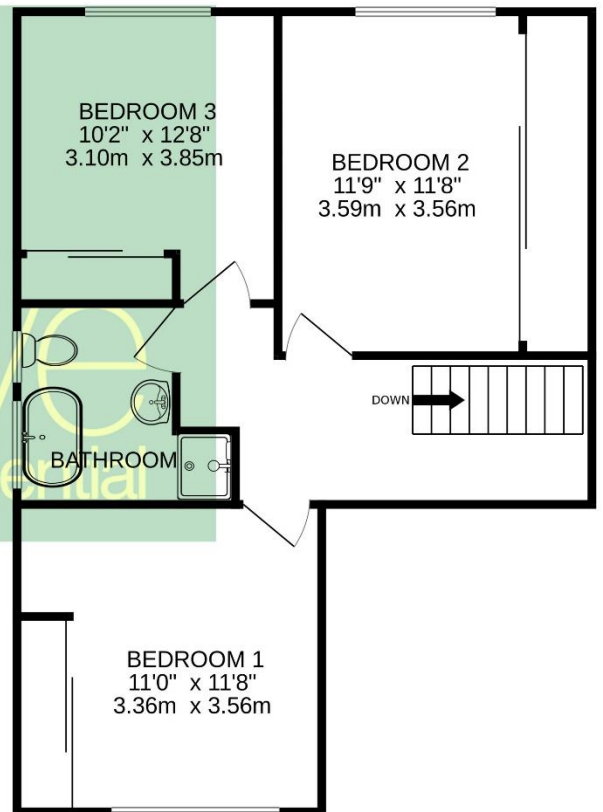
GROUND FLOOR



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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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1ST FLOOR





EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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.