



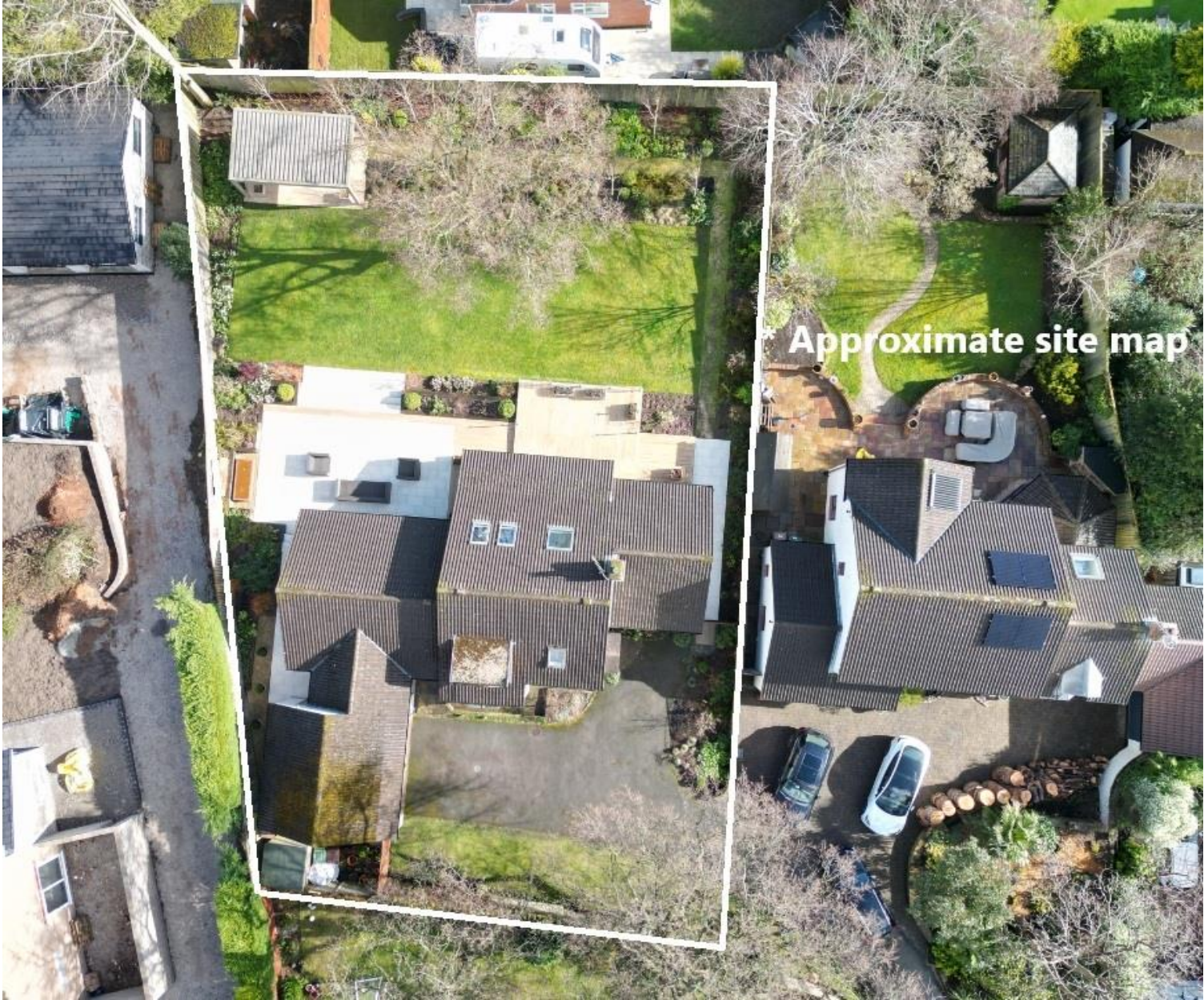
## Gayton Mill Close, Heswall, Wirral CH60 2UR

- Executive and Substantial Four/Five Bedroom Detached Family Residence
- Generous sized Private Plot with Magnificent Landscaped Gardens
- Utility Room, Study/Bedroom, Two Further Bedrooms and Bathroom
- Set Back from the Road with Ample Off Road Parking and Double Garage
- Spanning Over 2200 Square Foot Appointed to a Superior Specification
- Hallway, W.C, Lounge and Stunning Open Plan Living Kitchen Dining Room
- First Floor Master Bedroom, Luxury En suite and Walk in Wardrobe/Bedroom
- Prime Heswall Location Close to Amenities, Transport Links and Schools

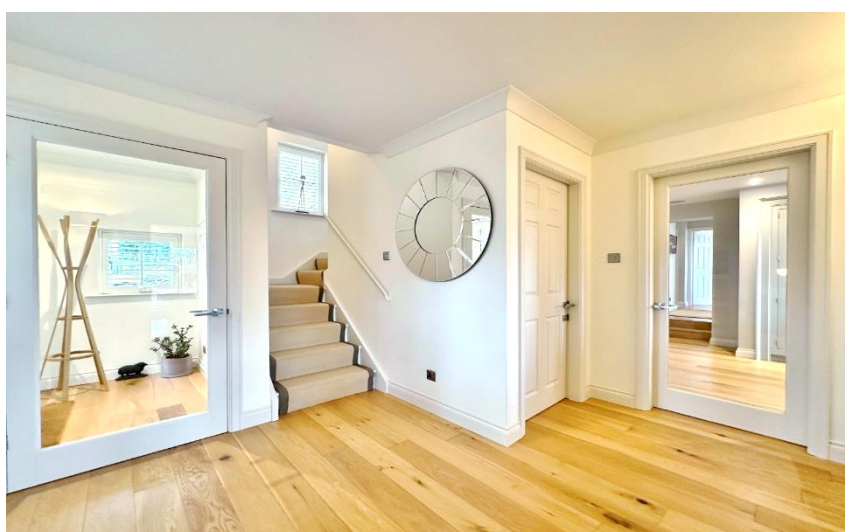
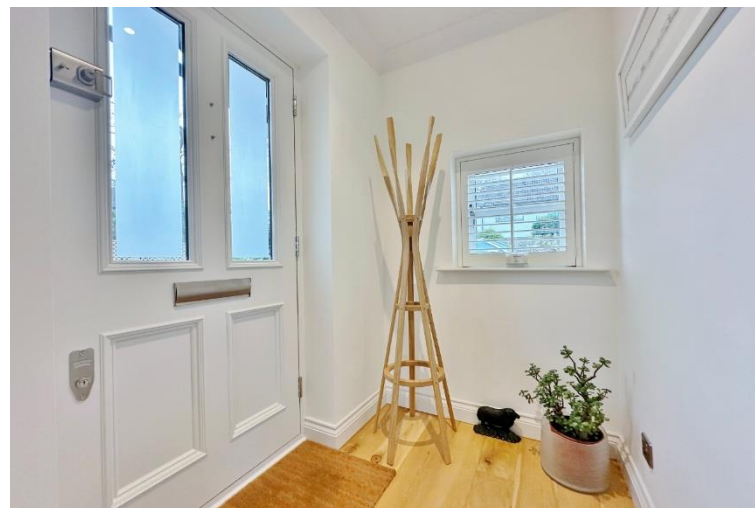


Guide Price £900,000 - £925,000















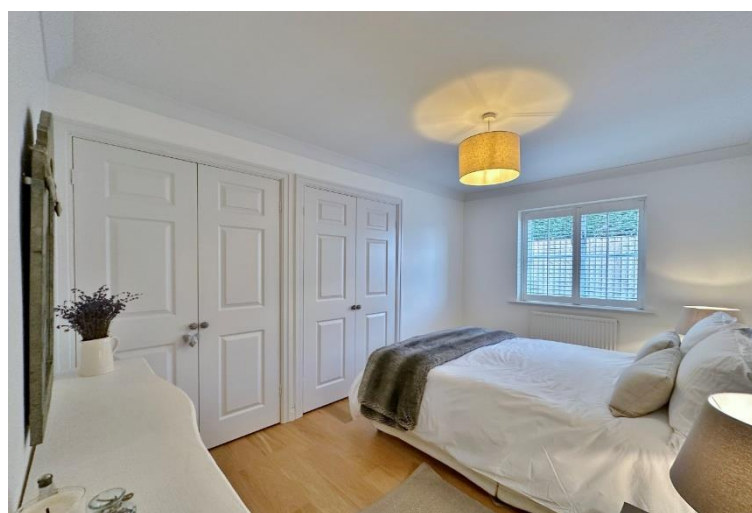
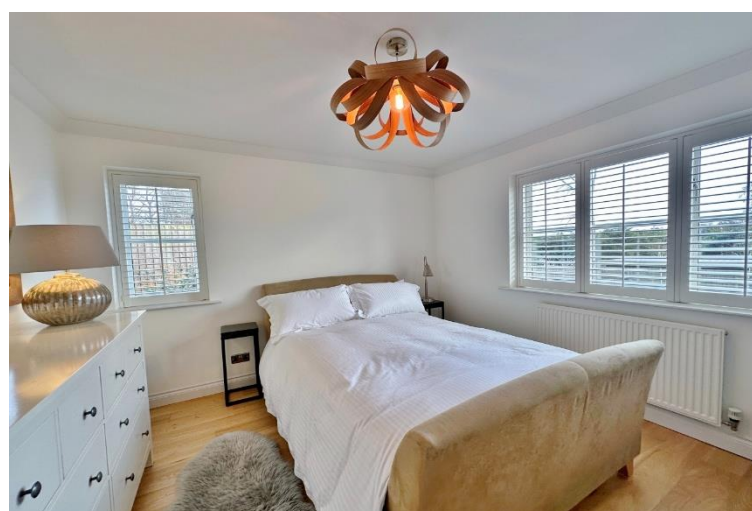
















































## **Description**

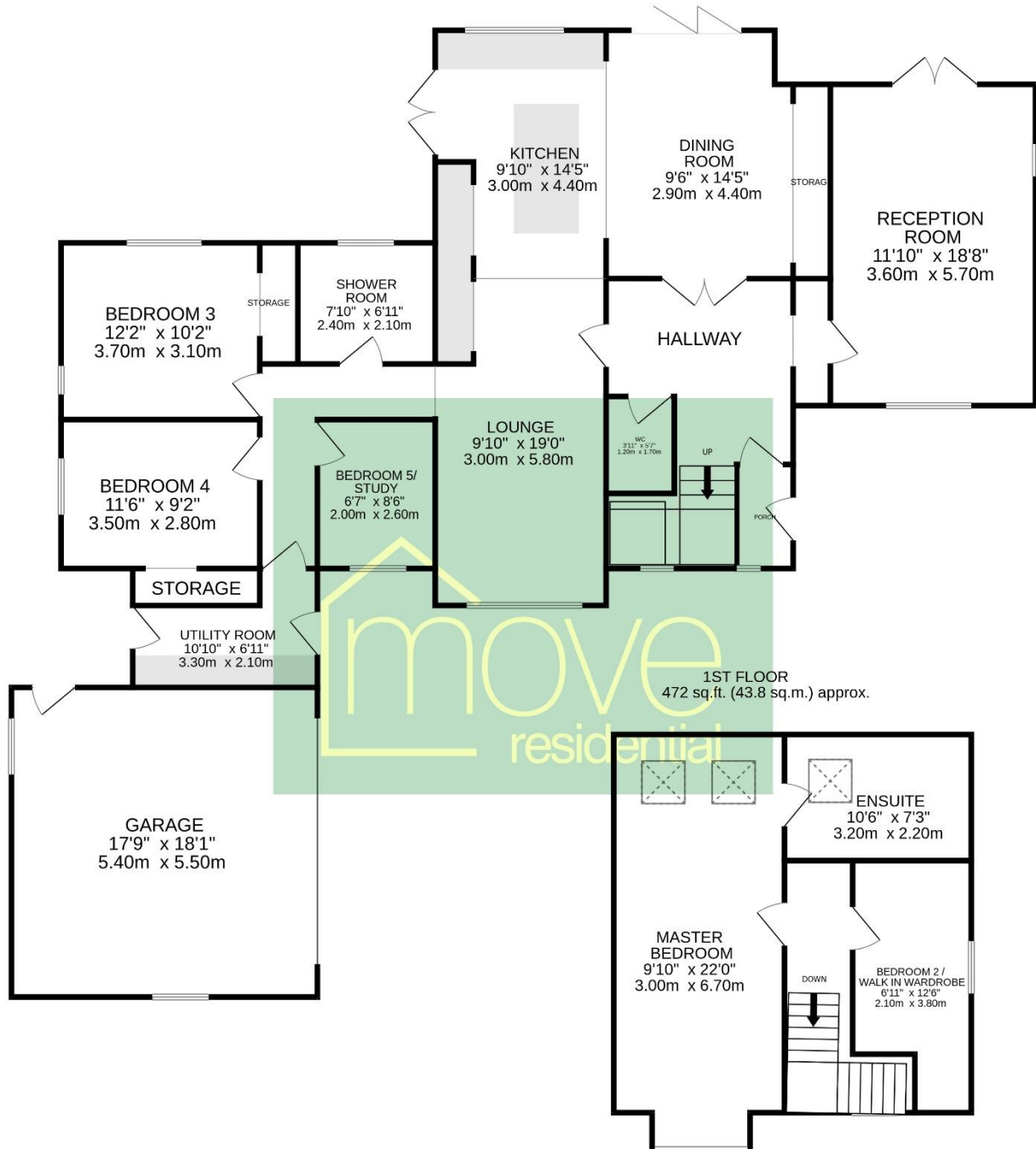
Executive four/five bedroom detached residence nestled on a generous sized plot in the prime location of Heswall is presented to the sales market by Move Residential. Set at the head of a quiet, gated cul-de-sac of only 3 homes, this magnificent property spans over 2,200 square foot of sumptuous living accommodation appointed to a superior specification and flooded with natural light. A closer inspection is strongly recommended to fully appreciate the size and standard of this family home.

In brief the accommodation comprises a welcoming entrance hallway with W.C and a spacious formal lounge with feature fireplace and patio doors opening to the delightful rear gardens. At the heart of this home you have a superb open plan living kitchen dining room, with bespoke fitted kitchen complete with a range of wall and base units, large centre island and a range of high quality appliances. The ground floor further boasts a utility room, two double bedrooms, study/bedroom five and a modern shower room. To the first floor you have an impressive master bedroom with luxury four piece en suite and walk in wardrobe which could be a further bedroom if required.

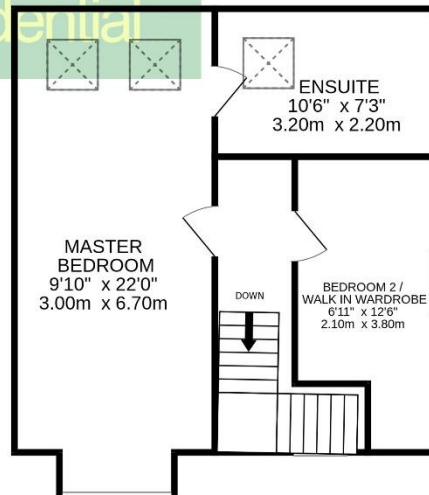
The grounds encapsulate this home perfectly, a large frontage provides ample parking and an attached double garage. To the rear you have a beautifully landscaped space, with patio area perfect for alfresco dining or entertaining, sweeping lawn and further covered seating area with remote controlled heating, lighting and blinds. 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.



GROUND FLOOR  
1747 sq.ft. (162.3 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 2219 sq.ft. (206.2 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		82 B
69-80	C	73 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.