



## Oldfield Road, Lower Heswall, Wirral CH60 6SG

- Well Proportioned Four Bedroom Detached Family Residence
- Well Planned, Maintained and Appointed with a Neutral Decor
- Well Fitted Breakfast Kitchen, Utility Room and Downstairs W.C
- Large Driveway, Garage, Solar Panels and Beautifully Manicured Rear Garden
- Generous Sized Plot in the Prime Location of Lower Heswall
- Hallway, Spacious Lounge, Dining Room and Office/Study
- Four Sizeable Bedrooms. En Suite Shower Room and Family Bathroom
- Excellent Potential to Extend or Develop Further - Viewing Advised



£749,500















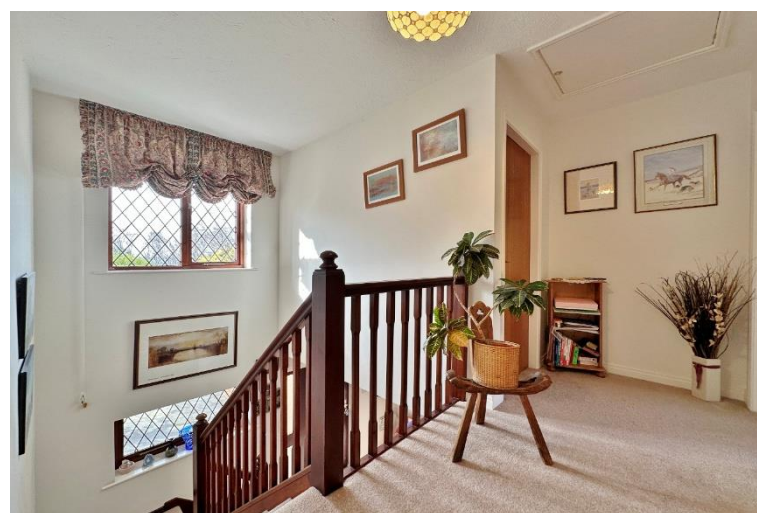


















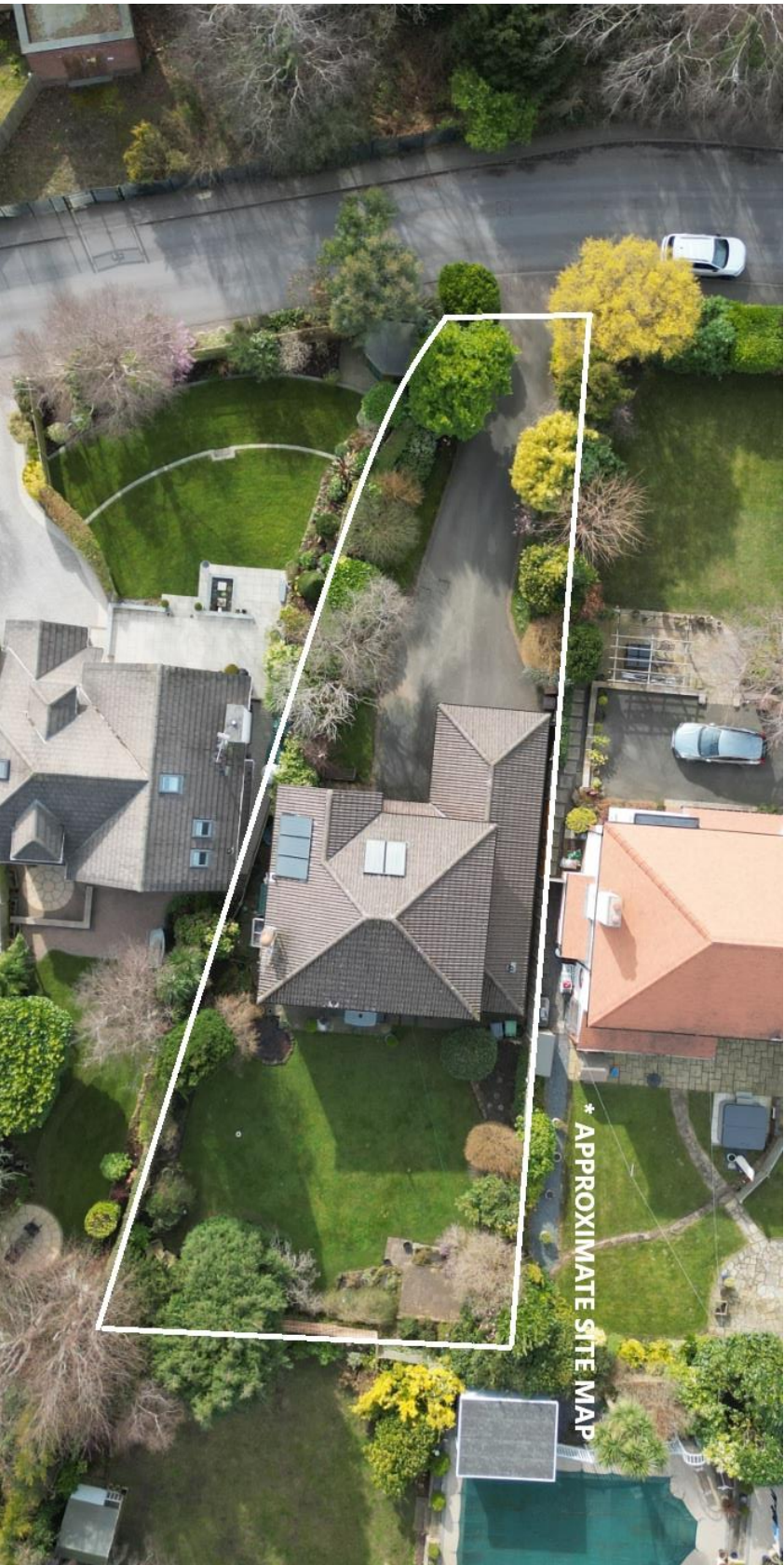










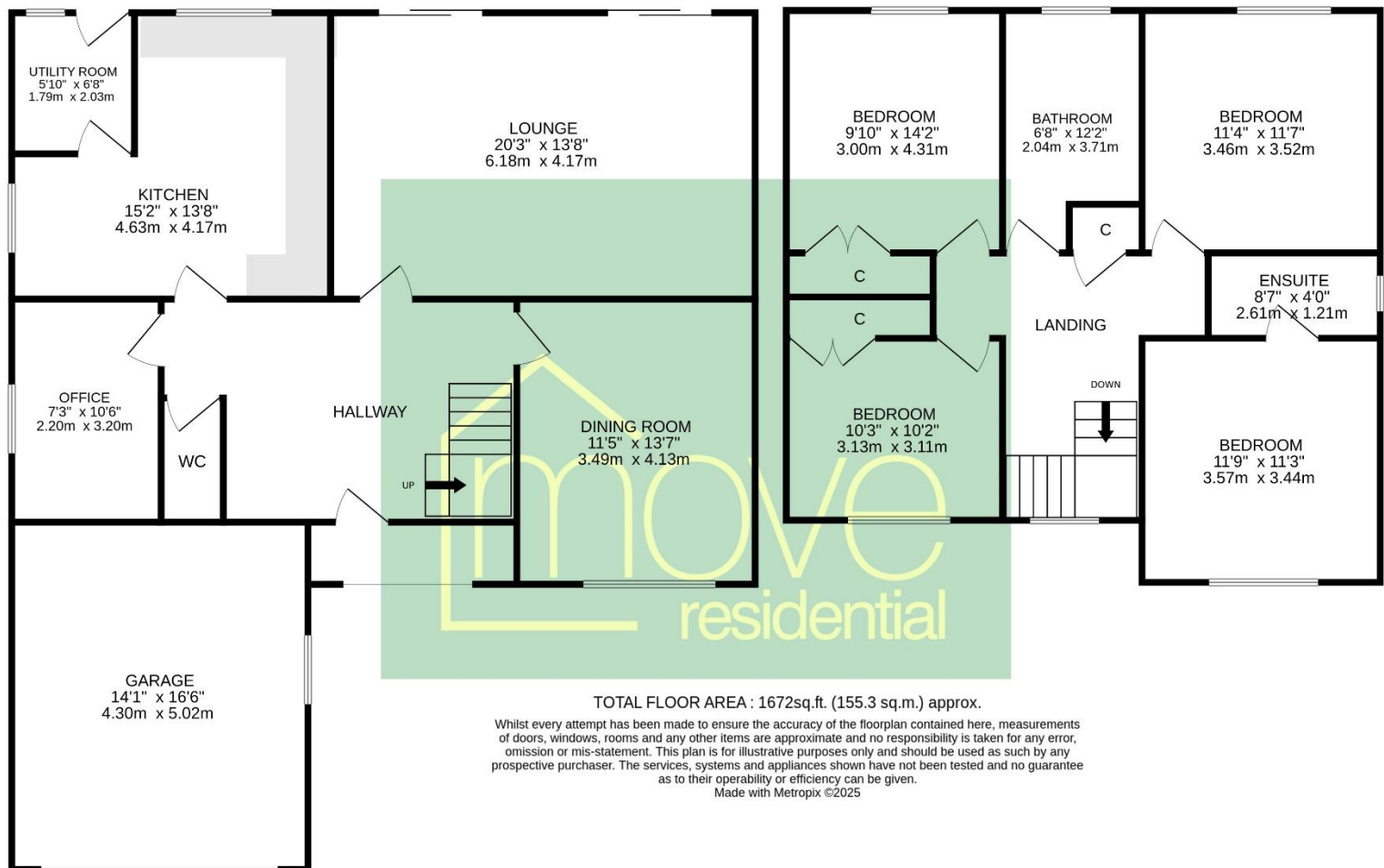




## Floor Plan

GROUND FLOOR

1ST FLOOR



## Description

Occupying a generous sized plot in the prime location of Lower Heswall, Move Residential are delighted to be the agent of choice to showcase this impressive four double bedroom detached family residence. Beautifully maintained and well planned this superb property spans over 1,600 square foot of sumptuous living accommodation which must be viewed to be appreciated in full.

In brief you have a welcoming hallway with downstairs W.C off, spacious lounge with feature fireplace and two sets of patio doors opening to the delightful rear garden. Dining room, well fitted kitchen with utility room off and a study/office complete the ground floor. To the first floor you have the master bedroom with built in wardrobes and en suite shower room, three further sizeable bedrooms and a family bathroom.

Further benefiting from solar panels, ample off road parking and an attached garage. The gardens encapsulate this home perfectly, enjoying a high degree of privacy with lawn, patio areas and mature planting beds. The plot gives excellent potential to extend the property further subject to obtaining the relevant planning consents. The property is opposite Cleaver Heath which is a site of special scientific interest and therefore can never be developed on, the Heath also leads onto the Heswall Dales a beautiful nature reserve.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 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.