



## Pipers End, Lower Heswall, Wirral CH60 9LW

- Attractive and Deceptively Spacious Four Bedroom Detached Bungalow
- Updated to a Superior Specification and Flooded with Natural Light
- Spacious Lounge with Bi-fold Doors to a Bespoke Breakfast Kitchen
- Large Frontage with Ample Off Road Parking and Double Garage
- Quiet Cul-de-sac Location in the Prestigious Area of lower Heswall
- Welcoming Hallway, Bay Fronted Reception Room, W.C and Utility Room
- Four Double Bedrooms, En Suite to Master and Four Piece Bathroom
- Encapsulated in Stunning South West Facing Landscaped Grounds



*£699,950 - Freehold*































## Description

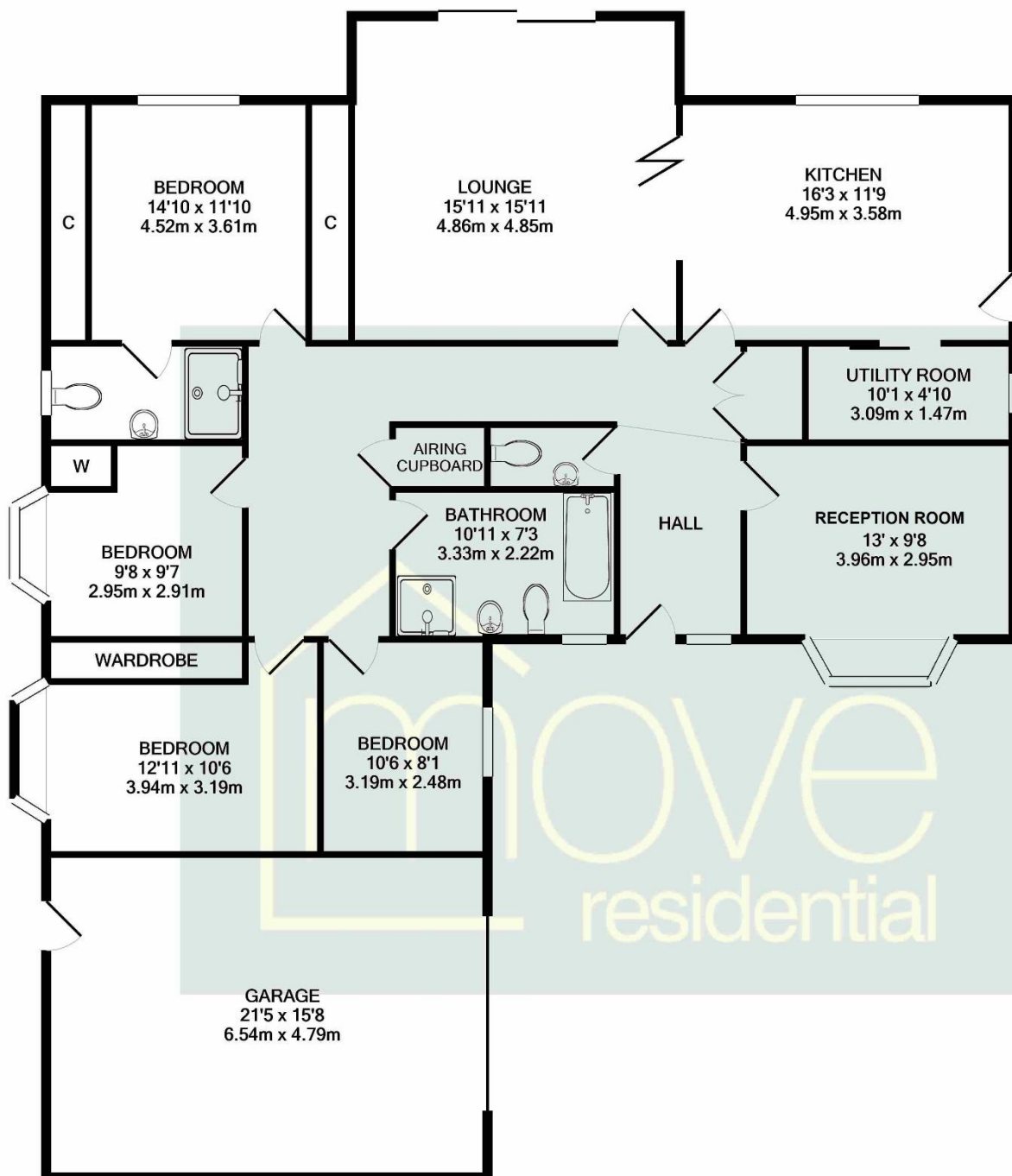
Nestled in the prestigious and highly desirable area of Lower Heswall in a quiet cul-de-sac location, sits this attractive and deceptively spacious four bedroom detached bungalow. Updated to a superior specification throughout and flooded with an abundance of natural light this stunning home offers well proportioned and versatile living accommodation. A closer inspection is strongly recommended to appreciate the size, setting and standard of this impressive residence.

In brief you have a welcoming hallway, bay fronted reception room, sizeable lounge with inset gas fire and bi-folding doors opening to a bespoke fitted breakfast kitchen. You also have a utility room and W.C. Large master bedroom with built in wardrobes and modern en suite shower room. Three further double bedrooms and a contemporary four piece family bathroom.

Set back from the road with a large frontage offering ample off road parking leading to an attached double garage and the attractive property frontage. Encapsulating this home perfectly is the beautifully manicured rear garden. Enjoying a sunny, south westerly aspect with raised terrace, lawn and mature planting borders offering a profusion of colour throughout the summer months. The property further benefits from gas central heating and double glazing throughout.

An enviable location nestled in the prestigious area of Lower Heswall with direct access onto the Wirral Way. 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 including St Peter's CofE Primary School, Heswall and Gayton Primary Schools. There are superb recreational facilities close by including Heswall Football Club and Squash Club. An established network of roads including the M53 and M56 motorways afford commuting links to major centres of employment in the North West.





TOTAL APPROX. FLOOR AREA 1633 SQ.FT. (151.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 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.