

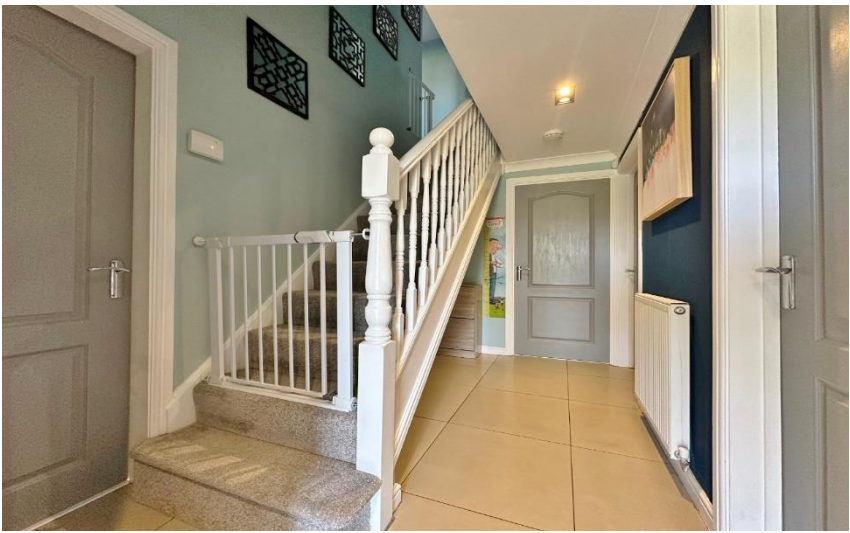


Epsom Road, Moreton, Wirral CH46 1PT

- Modern and Spacious Four Bedroom Detached Family Residence
- Immaculately Presented Family Living Accommodation
- Dining Room, Lounge, Conservatory and Fitted Kitchen
- Beautifully Landscaped Sunny Enclosed Rear Garden
- Popular area of Moreton with Open Front and Side Aspects
- Hallway, Downstairs W.C, Snug/Office and Utility Room
- Four Bedrooms, En Suite and Luxury Four Piece Bathroom
- Off Road Parking - Viewing Strongly Recommended



£350,000























Description

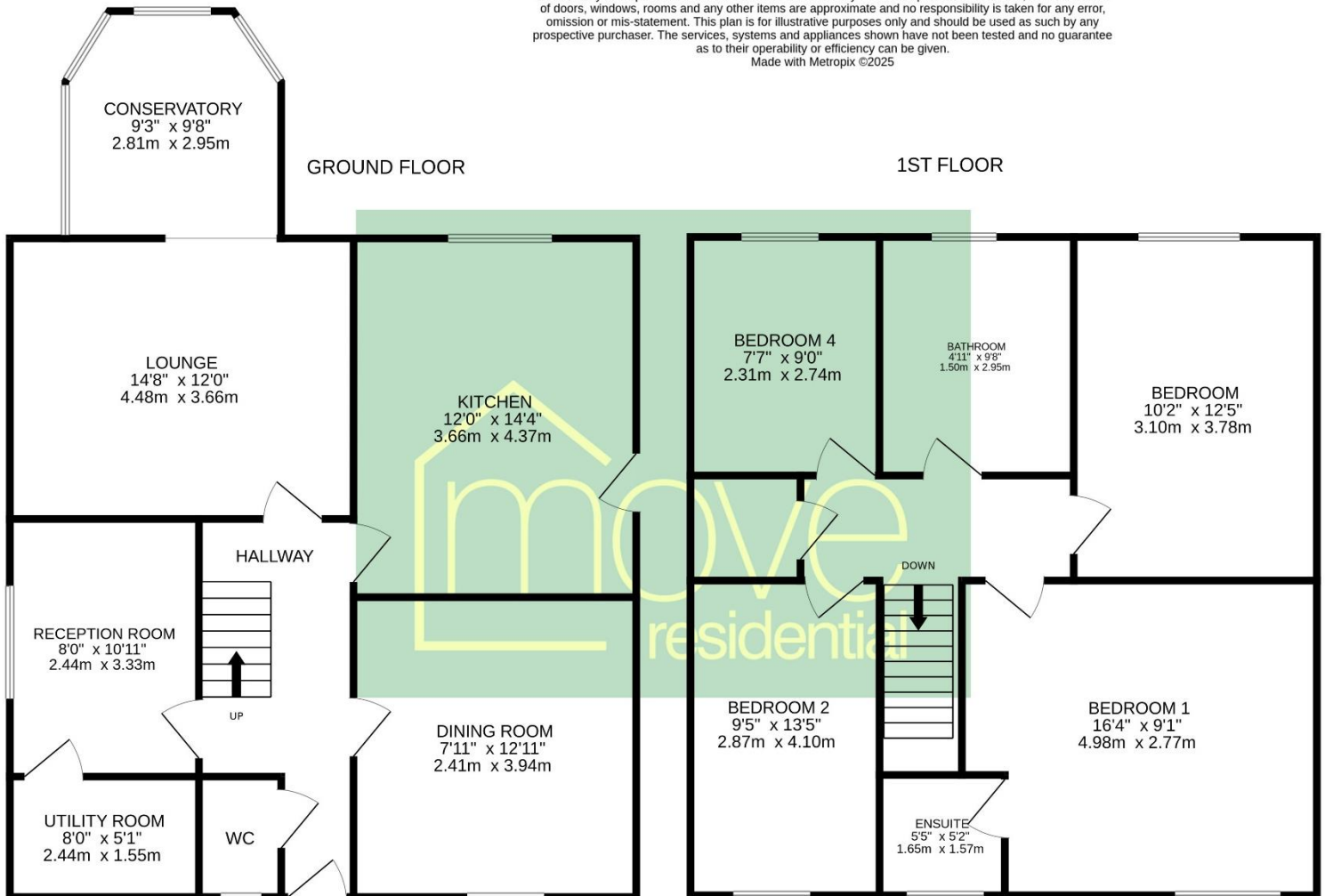
Situated in the popular residential area of Moreton with delightful open front and side aspects, Move Residential are delighted to showcase this executive four bedroom detached family residence. Immaculately presented with a fresh and tasteful décor this impressive home spans over 1500 square feet of living accommodation which must be viewed to be appreciated in full. In brief you have a hallway, downstairs W.C, reception room which could be utilised as an office/snug with a utility room off. Dining room, spacious lounge with conservatory off and a well fitted kitchen complete the ground floor. To the first floor you have the master bedroom with en suite shower room, three further bedrooms and a luxurious four piece family bathroom with freestanding bath and walk in shower. Externally you have off road parking and to the rear a beautifully landscaped private sunny garden with patio, gravelled seating area and raise decking.

Floor Plan

TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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		
69-80	C	72 C	80 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.