



## Elmwood Drive, Heswall, Wirral CH61 6XB

- Immaculate Four Bedroom Extended Semi Detached Home
- Generous Sized Plot in the Prime Location of Heswall
- Impressive Modern Kitchen Diner, Utility and Downstairs W.C
- Off Road Parking, Double Glazing and Gas Central Heating
- Executive Accommodation Spanning Over 1500 Square Feet
- Hallway and Three Well Presented Reception Rooms
- Four Sizeable Bedrooms, En Suite and Stylish Four Piece Bathroom
- Large, Private Enclosed Rear Garden - Viewing Essential

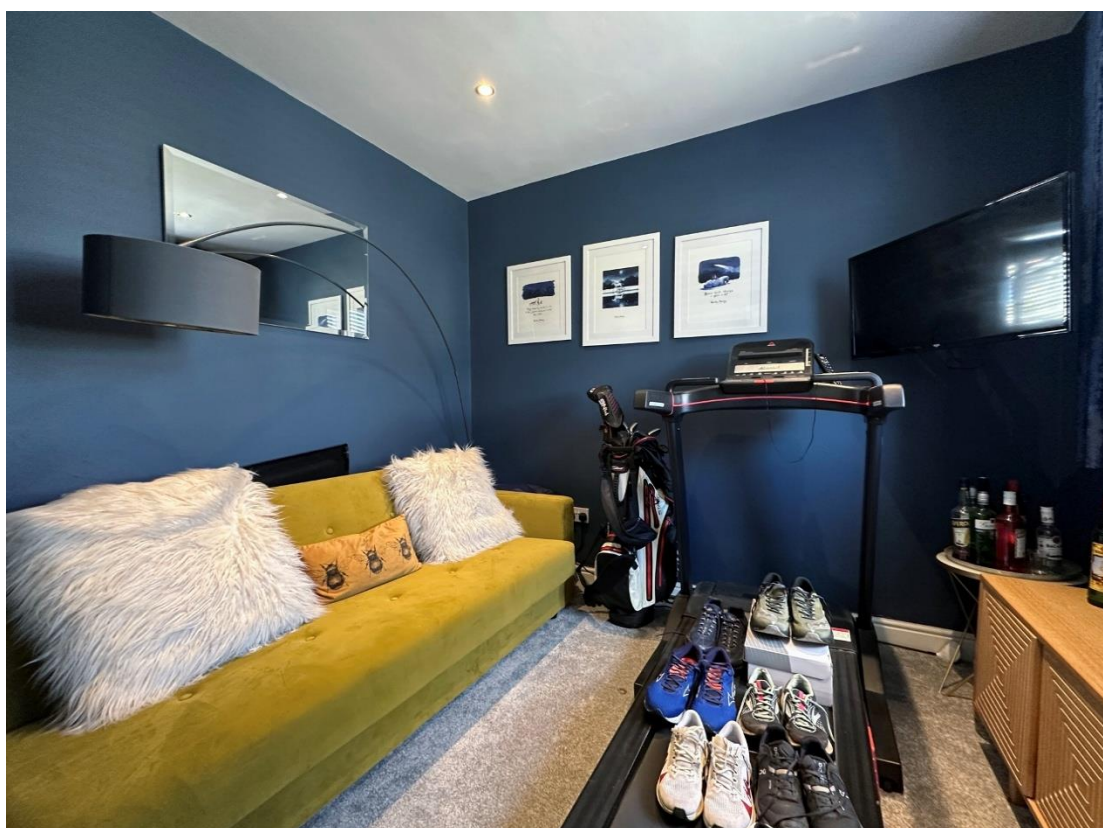
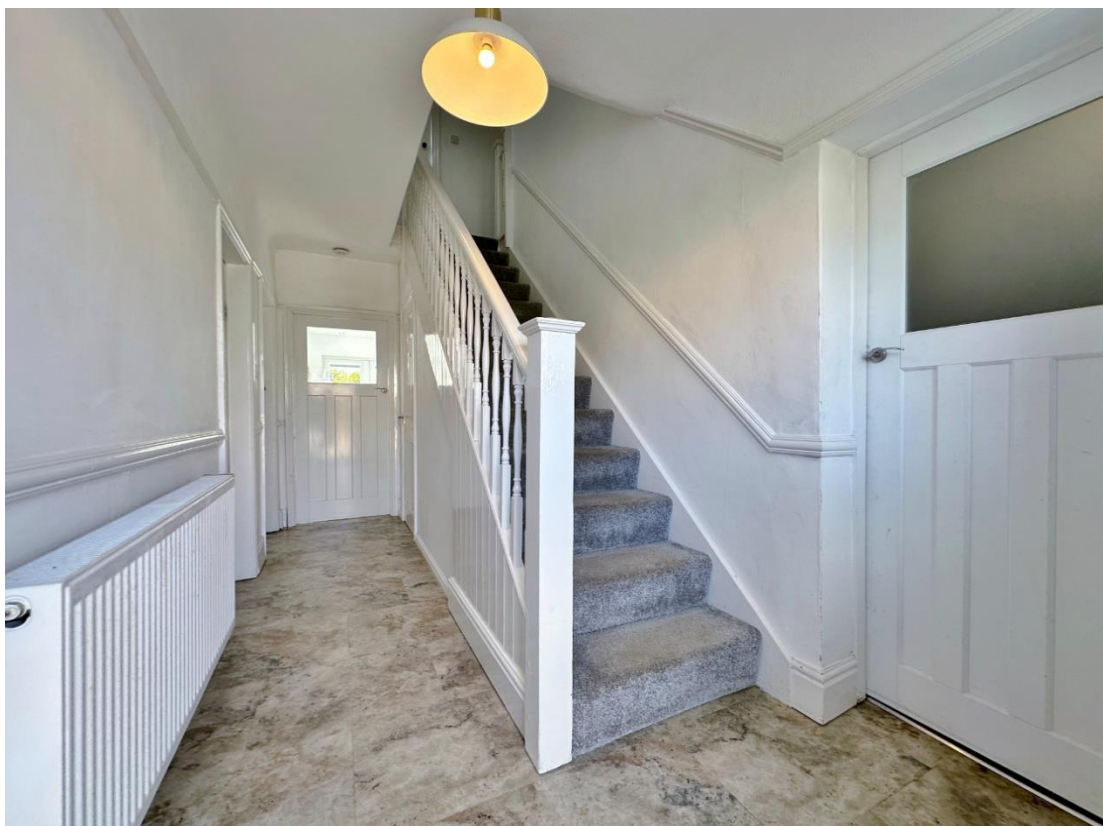


£450,000

















































## Description

Move Residential proudly presents this outstanding four bedroom semi detached home, occupying a generous plot in the highly sought after area of Heswall, perfectly positioned within walking distance to the town centre, this property offers spacious and stylish living accommodation ideal for modern family life.

Thoughtfully extended to both the side and rear, this beautifully finished home provides over 1500 square feet of executive family living accommodation. The ground floor boasts a flexible layout with three reception areas which consist of a bay fronted lounge with feature fireplace, rear reception room with further fireplace and patio doors opening to the delightful rear garden and a front facing reception room which could be used a snug or home office. To the rear you have a contemporary kitchen diner, fitted with bespoke wall and base units with contrasting work tops and integrated appliances. A vaulted ceiling with velux windows and patio doors opening to the beautiful garden all flood the room with natural light. Upstairs, the property continues to impress with four well sized bedrooms, bedroom three benefits from an ensuite shower room and a luxurious four piece family bathroom service the remaining bedrooms.

Externally, the home features a spacious rear garden that enjoys a sunny aspect, with lawn and patio areas perfect for outdoor entertaining. To the front, a large driveway offers parking for multiple vehicles. Offering both practicality and modern style in one of Wirral's most desirable areas, this property represents a fantastic opportunity for families, which must be viewed to be appreciated in full.

# GROUND FLOOR



TOTAL FLOOR AREA : 1586 sq.ft. (147.3 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**

*Awaiting certificate*

### **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.