

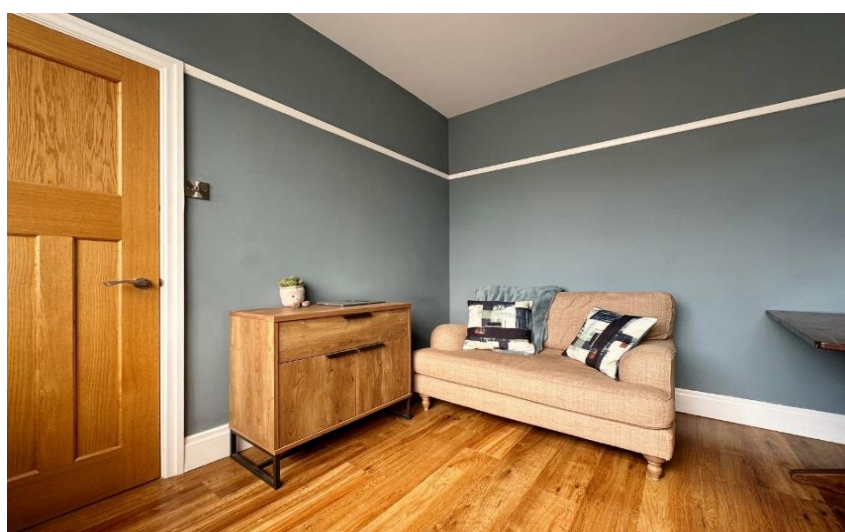


Upland Road, Upton, Wirral CH49 6LW

- Executive and Spacious Four Bedroom Detached Family Residence
- Extensively Renovated throughout to a Superior Specification
- Study/Play Room, Practical Utility Room and Downstairs W.C
- Ample Off Road Parking, EV Charging Point and Gym/Outhouse
- Spanning over 1,700 Square Feet of Sumptuous Accommodation
- Hallway, Lounge and Superb Open Plan Living Kitchen Diner
- Four Sizeable Bedrooms, En Suite and Family Bathroom
- Generous Rear Garden Beautifully Landscaped with Open Aspect



£525,000



























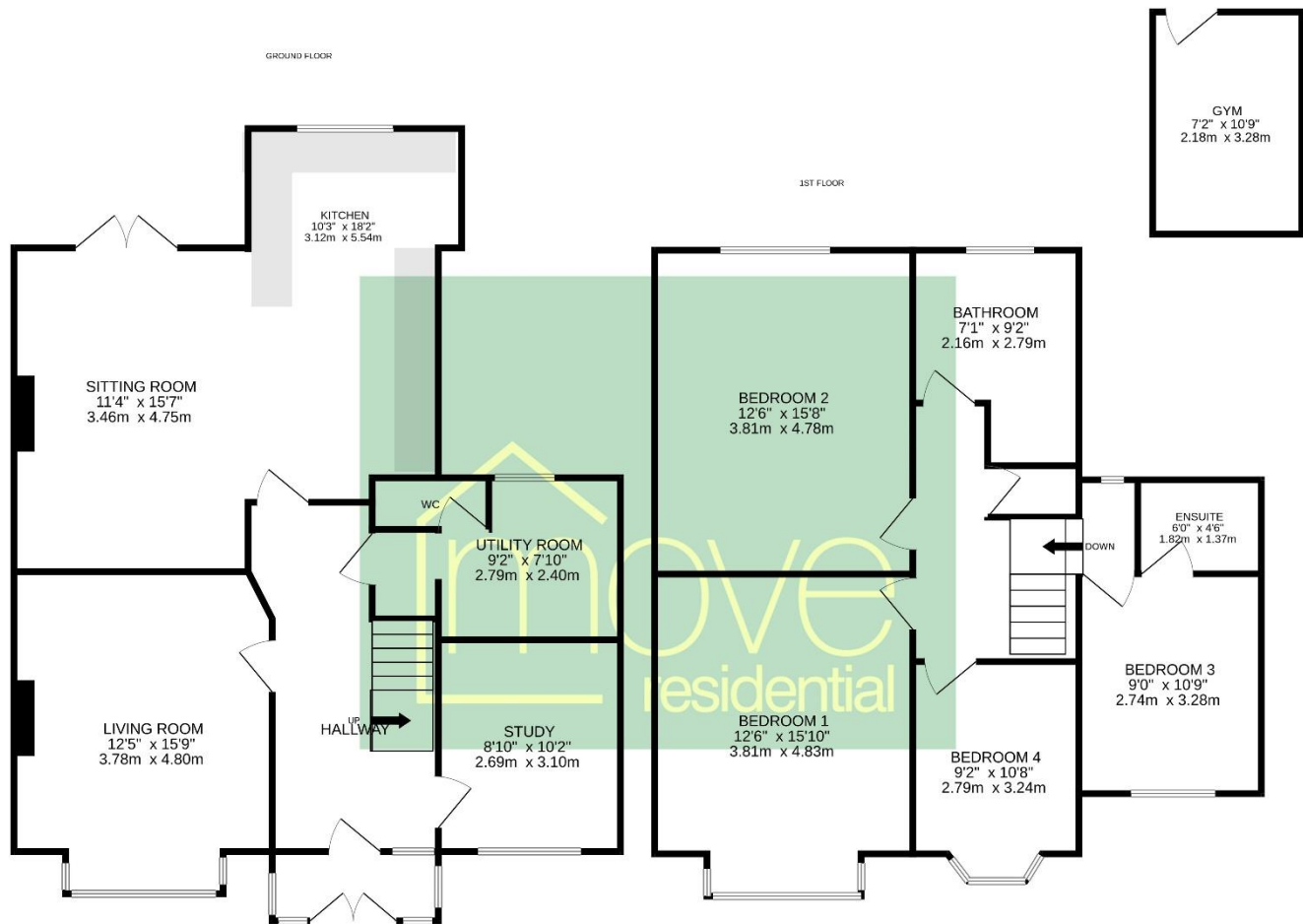
Description

Stylish, Spacious & Perfectly Positioned in Upton Set on one of Upton's most sought after residential streets, this impressive and executive four bedroom detached residence offers over 1,700 square feet of immaculately presented and extensively renovated family living space, an exceptional opportunity that truly needs to be seen to be fully appreciated.

Entering through a welcoming porch, you're greeted by a bright and airy hallway, complete with elegant oak flooring and a wide staircase that sets the tone for the rest of the home. At the front of the house, a cosy lounge features a large bay window and a wood burning stove. The standout feature of the home is the expansive open plan living, kitchen and dining space, boasting ample workspace and sleek finishes, this area opens directly onto the garden through patio doors, perfect for enjoying indoor/outdoor living. The ground floor also includes a study, a useful utility room, and a convenient WC, providing both practicality and flexibility. The upper floor offers a continuation of the home's thoughtful layout, featuring spacious and comfortable bedrooms. The two principal rooms enjoy plenty of natural light, with the main bedroom benefiting from lovely views across open countryside. A third bedroom, currently arranged as a dressing area, retains character with its original flooring. Set apart via its own landing, the fourth bedroom serves as an ideal guest suite and comes with a sleek, contemporary en-suite. Completing the upstairs is a well sized, modern family bathroom and a handy storage cupboard on the landing for added convenience.

Outside, the front of the property boasts a large printed concrete driveway with space for multiple vehicles and the convenience of an EV charging point. The rear garden is a true family-friendly sanctuary, offering a sizeable lawn and patio area that opens onto picturesque fields. A versatile outbuilding has been converted into a gym but could easily function as a studio, office, or hobby room, and the home is further enhanced by a recently installed boiler. Superbly located, this property offers excellent access to local shops, amenities, public transport links, and the M53 motorway along with falling within the catchment for highly acclaimed schools for all age groups.

Floor Plan



TOTAL FLOOR AREA : 1713sq.ft. (159.1 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		79 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.