



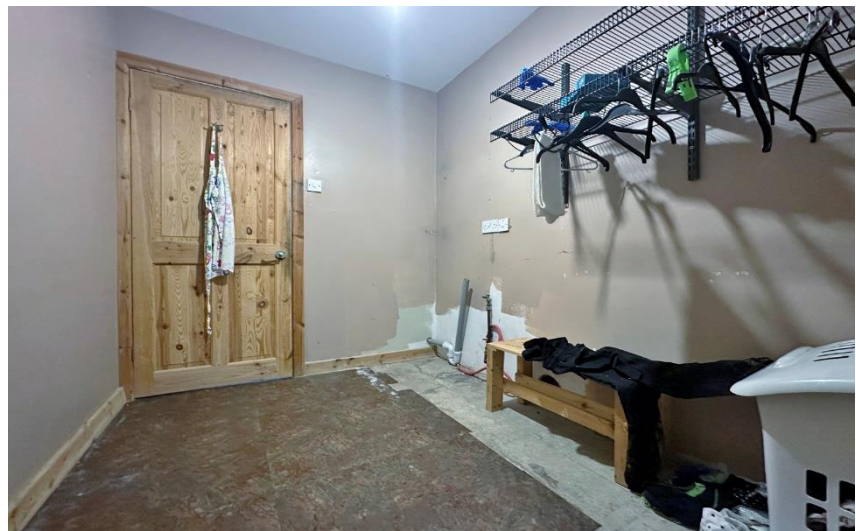
## Whitfield Lane, Heswall, Wirral CH60 7SB

- Extended and Updated Four Bedroom Semi Detached Home
- Well Maintained and Immaculately Presented Living Accommodation
- Three Double Bedrooms, Bedroom Four, En Suite and Family Bathroom
- Off Road Parking, Integral Garage, Gas Central Heating and Double Glazing
- Situated in The Highly Sought After Residential Area of Heswall
- Two Reception Rooms, Modern Kitchen, Utility Room and Downstairs W.C
- Low Maintenance Rear Garden Including Decked Area and Sunken Hot Tub
- As Appointed Agents We Strongly Recommend an Internal Viewing



£350,000







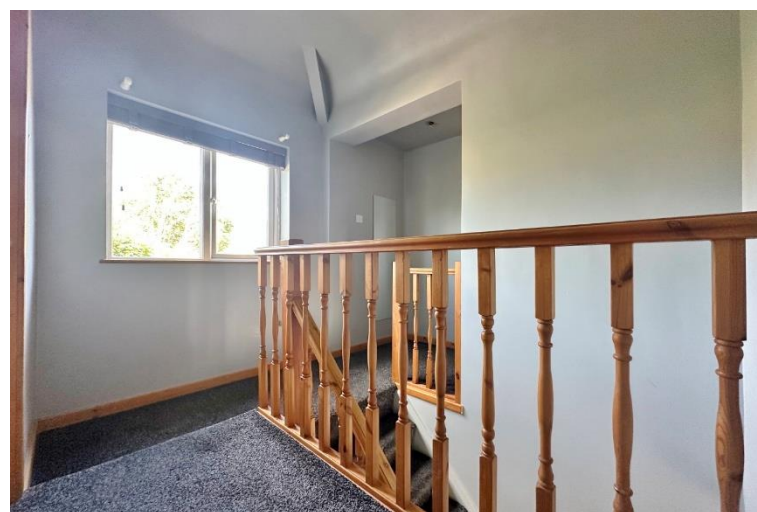




















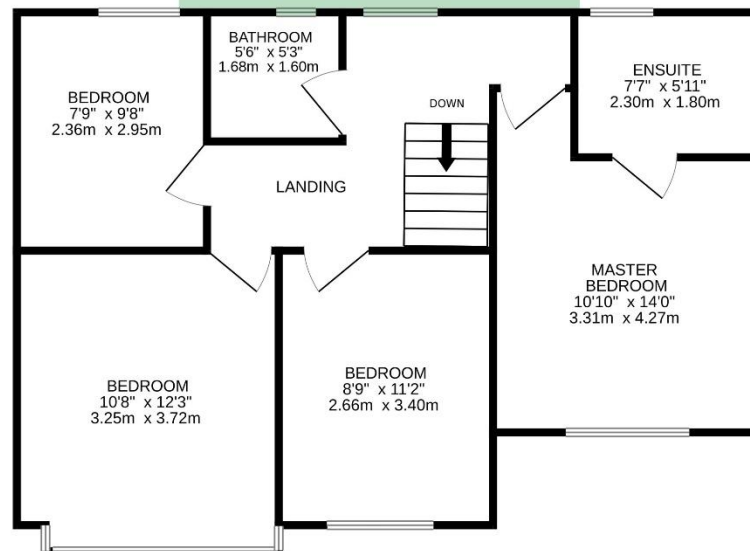
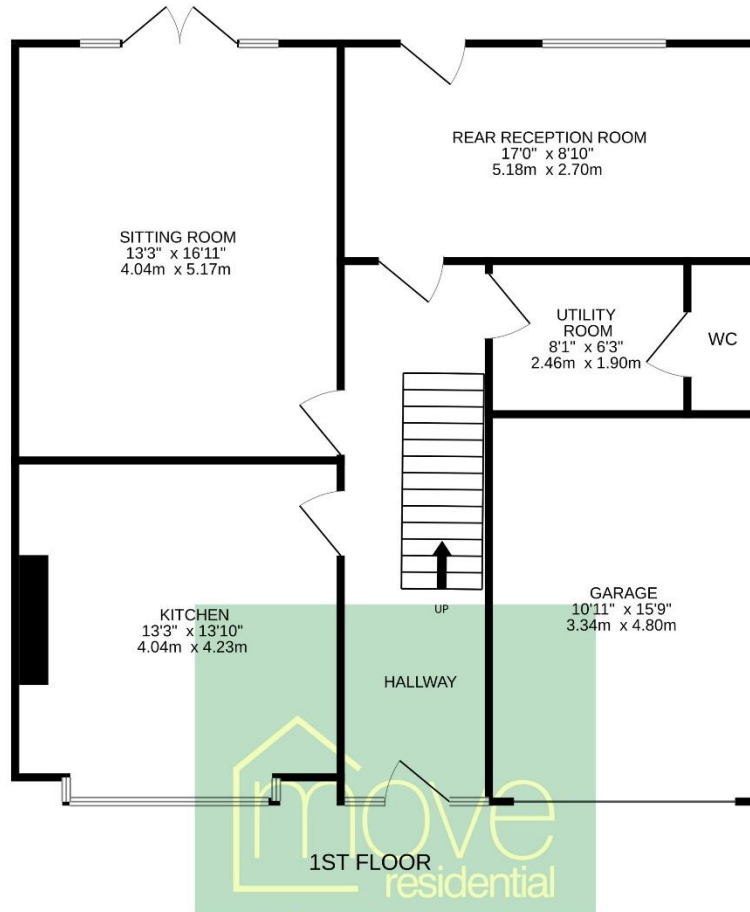






## Floor Plan

### GROUND FLOOR



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 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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## Description

This extended and improved four-bedroom semi-detached family residence offers a rare combination of space, style, and functionality. Spanning over 1500 square feet of magnificent family living space, the property boasts well-proportioned and versatile rooms arranged over two floors, ideal for modern family life. T

he thoughtfully designed layout includes multiple reception areas, a spacious kitchen, utility room, and a convenient ground floor WC, ensuring comfort and practicality for everyday living. Upstairs, four generously sized bedrooms offer ample accommodation for a growing family, including a master bedroom with an en-suite, and a family bathroom servicing the remaining bedrooms.

The outdoor space is equally impressive, featuring a low-maintenance rear garden complete with astro turf, a bar area, and a stylish decking area with a sunken hot tub, perfect for entertaining or unwinding. Located in a sought after area, this property is ideally situated close to well regarded local schools, making it a prime choice for families with children. Residents will also benefit from the convenience of nearby amenities and the abundance of green spaces in the vicinity, offering excellent opportunities for outdoor recreation and peaceful relaxation. This home truly caters to both lifestyle and location.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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.