



Westway, Lower Heswall, Wirral CH60 8PJ

- Deceptively Spacious Four Double Bedroom Detached Dormer Bungalow
- Boasting Over 1200 Square Feet of Sumptuous Accommodation
- Two Ground Floor Double Bedrooms, En Suite and Luxury Shower Room
- Generous Sized Plot with Beautifully Manicured Rear Garden
- Immaculately Presented and Updated to a Superior Specification
- Hallway, Lounge, Bespoke Open Plan Living Kitchen Diner and Utility
- Feature Galleried Landing and Two First Floor Double Bedrooms
- Off Road Parking - Viewing Strongly Recommended



£650,000



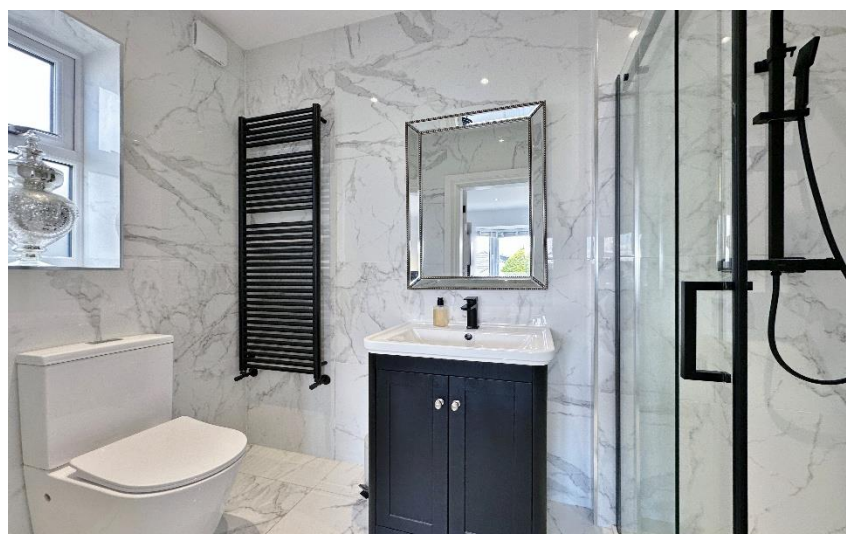
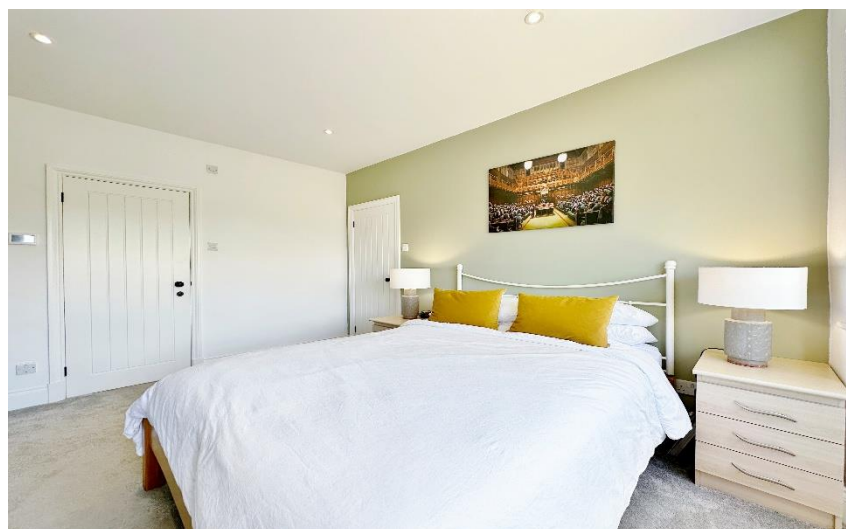












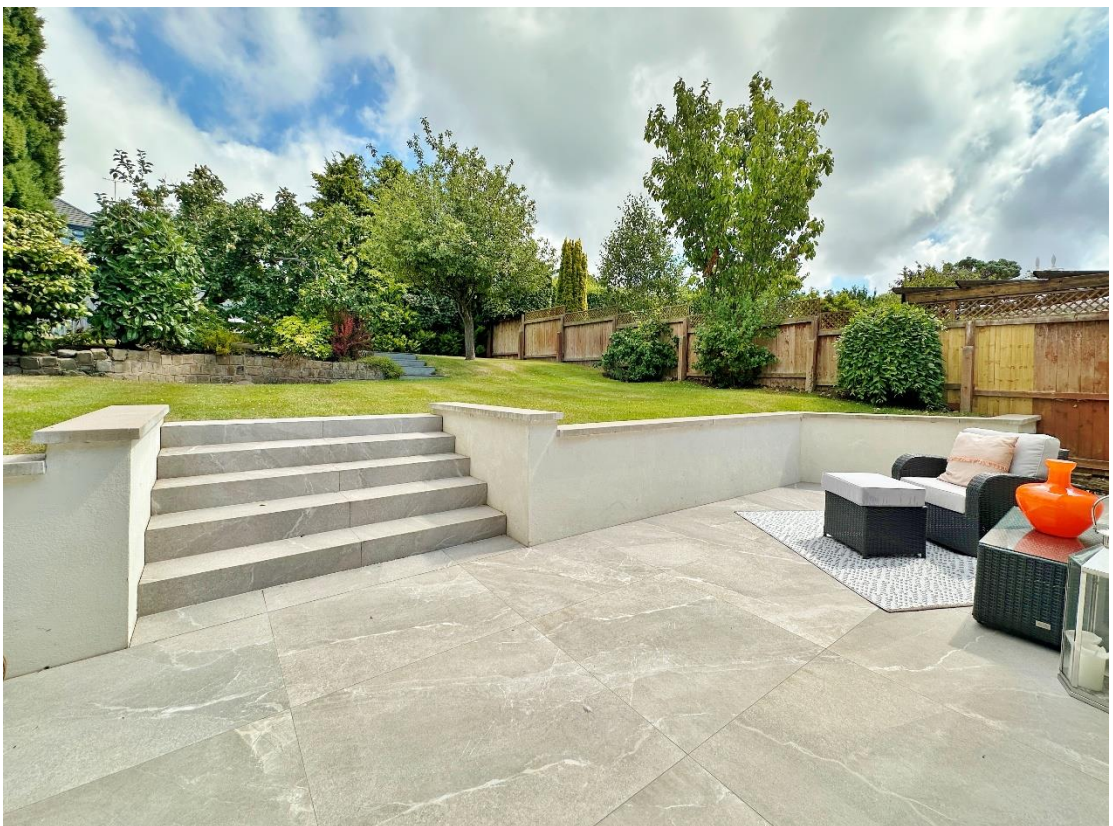




















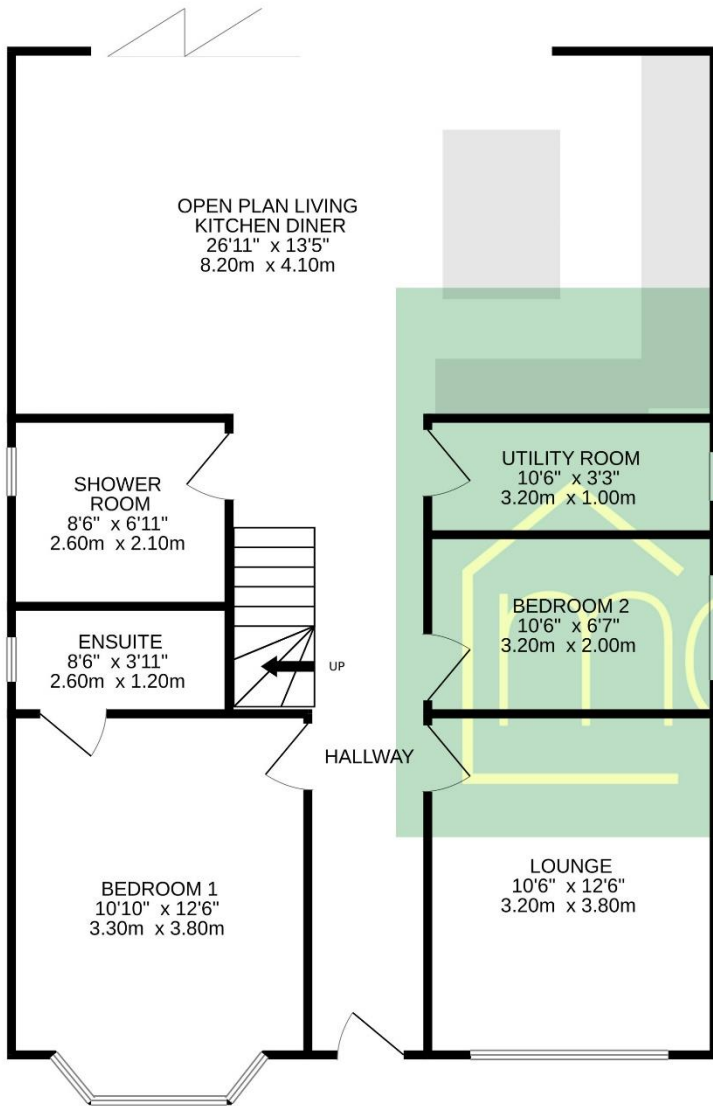
Description

This deceptively spacious, executive and lavish four double bedroom detached dormer bungalow presents an outstanding opportunity for luxurious living in a beautifully designed, turnkey home. Offering over 1,200 square feet of sumptuous and well planned accommodation, this property is perfect for discerning buyers seeking space, comfort, and elegance. Appointed with stylish décor and finished to a high specification throughout, this impressive home must be viewed to be fully appreciated.

Upon entering, you're welcomed into a bright and airy hallway, complete with a galleried landing that floods the space with natural light. To the front of the property, a spacious lounge with a feature fireplace offers a cosy retreat. At the heart of the home lies a breathtaking open plan living kitchen diner, featuring a bespoke fitted kitchen with a comprehensive range of wall and base units, integrated appliances, and a large central island. The space seamlessly flows into a dining and lounge area, with bi-folding doors that open out to the landscaped rear garden, effortlessly blending indoor and outdoor living. The ground floor also benefits from a practical utility room, two generous double bedrooms, one with a sleek en suite shower room and a luxurious main shower room.

Upstairs, you'll find two further well proportioned double bedrooms, offering flexible accommodation for family or guests. Additionally, planning permission has been granted to extend the first floor, allowing for the creation of a dressing room or additional bathroom, further enhancing this already exceptional home. Outside, the property boasts off road parking and a beautifully landscaped rear garden with a patio area and sweeping lawn, perfect for relaxing or entertaining.

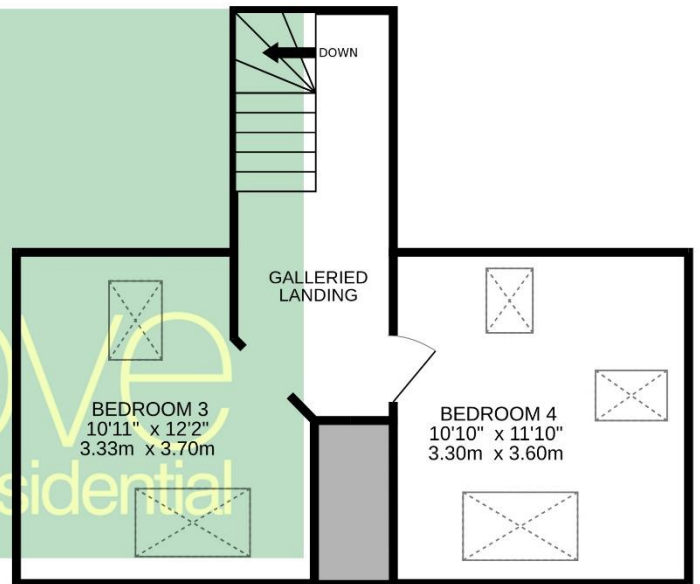
GROUND FLOOR



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 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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1ST FLOOR





EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 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.