



Gayton Parkway, Gayton, Wirral, CH60 3ST

- Truly Stunning Four Bedroom Detached Residence
- Finished To An Immaculate Standard Throughout
- High Specification Kitchen, Utility Room & Studio
- Two Ensuites & Luxurious Family Bathroom Suite
- Envable Position In Sought-After Area Of Gayton
- Entrance Hall, Welcoming Lounge & Dining Area
- Four Spacious & Beautifully Presented Bedrooms
- Delightful Garden, Off-Road Parking & Garage



GUIDE PRICE £700,000 - £725,000









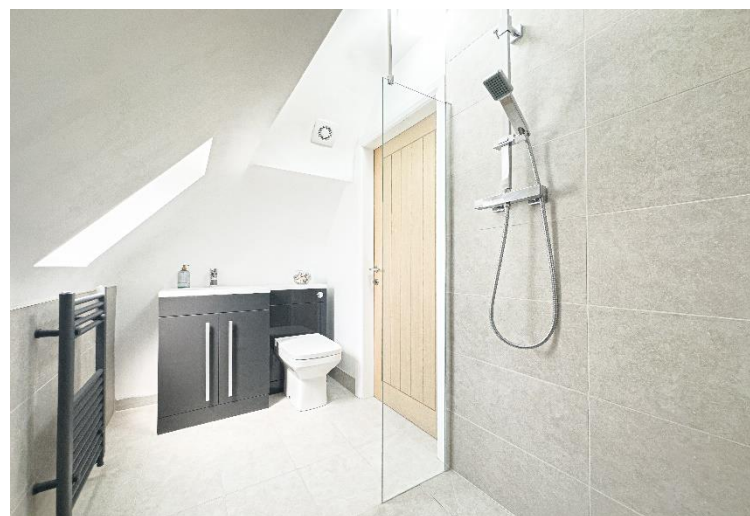












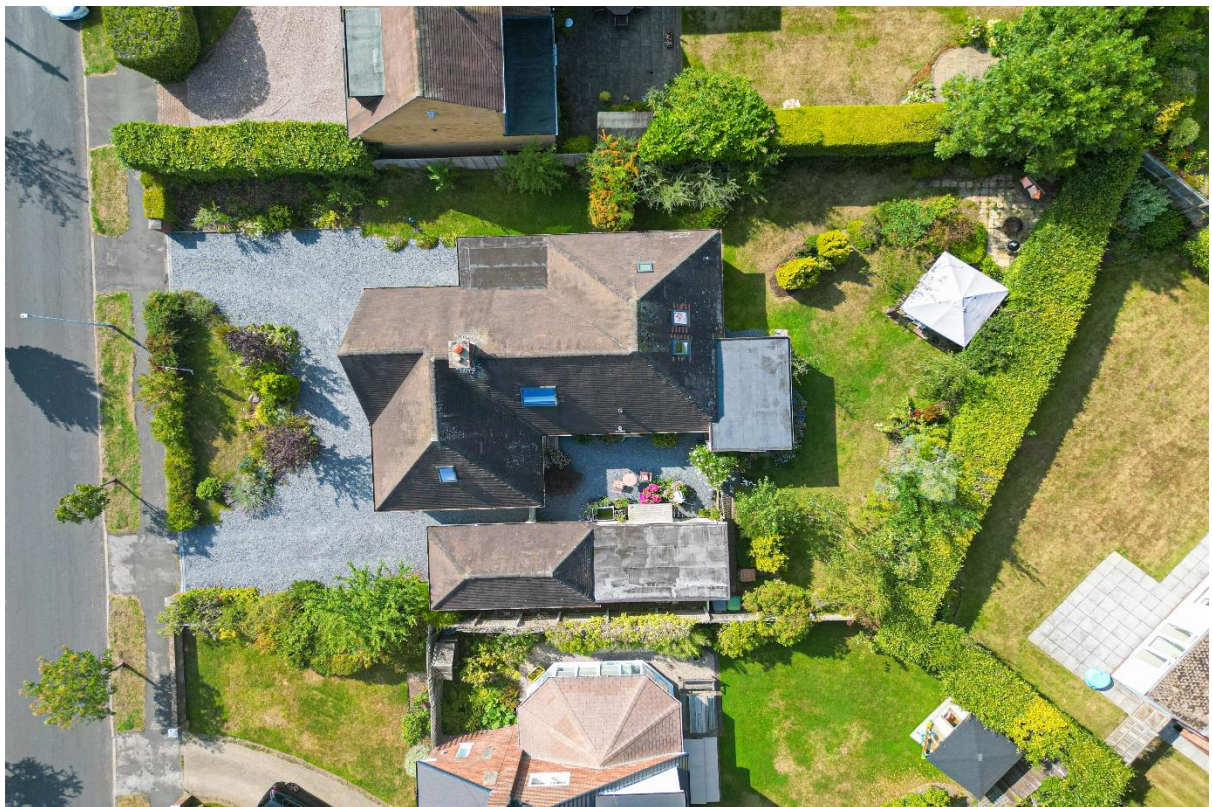












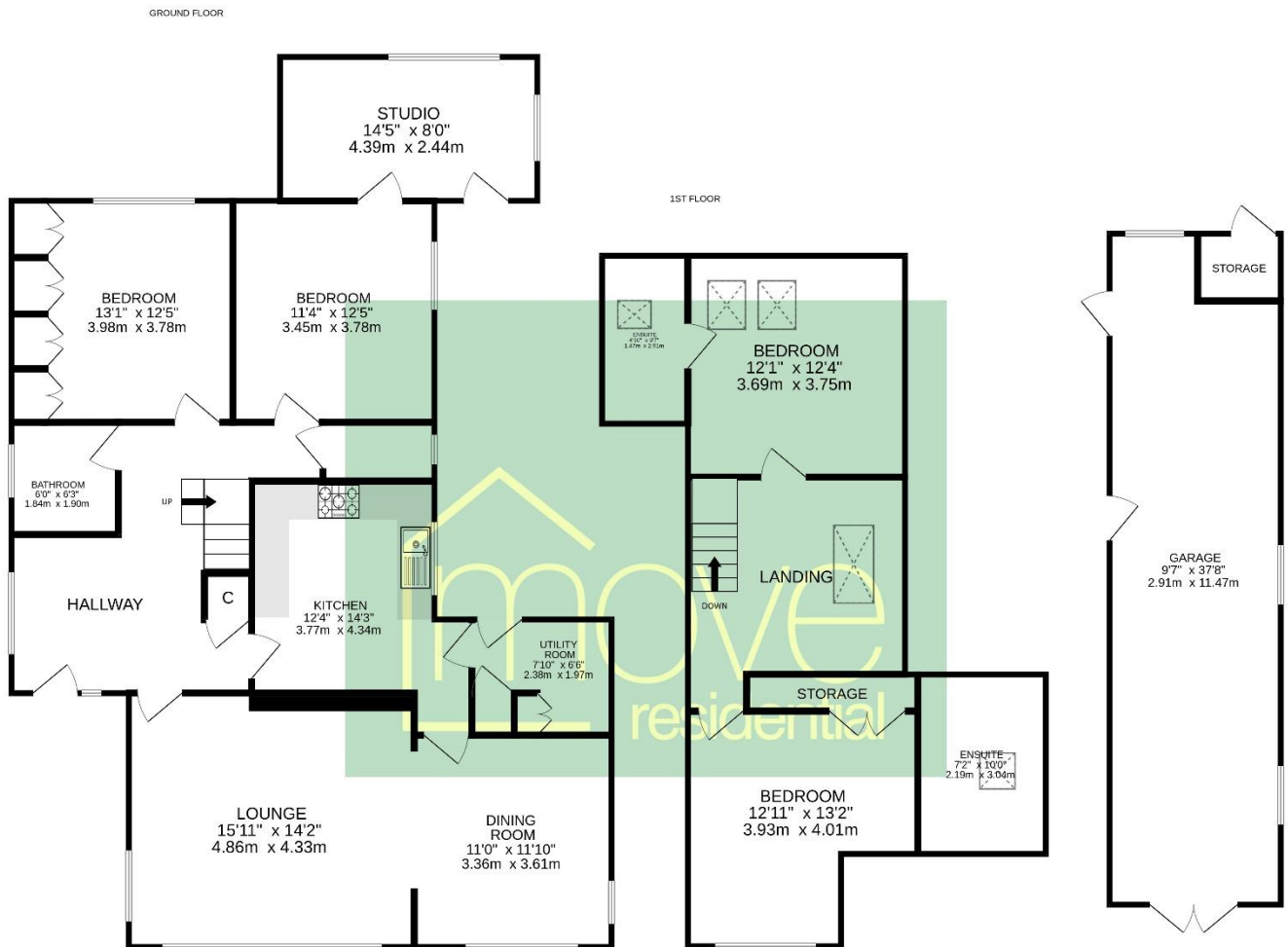
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Far surpassing all expectations is this truly stunning four bedroom detached residence, which enjoys an enviable position in the highly sought-after area of Gayton, ideally located in close proximity to an array of amenities and the bustling Heswall town centre. Having been refurbished to the most exemplary standard throughout, this property boasts generous and versatile living proportions, thoughtfully designed to meet the needs of modern living. Showcasing immaculately presented interiors throughout, this promises to make an incomparable future home for an extremely lucky buyer.

You are greeted into the residence by a tastefully decorated entrance hall which sets a precedent for the accommodation to follow, boasting attractive parquet style flooring which continues through to the spacious and beautifully finished family lounge. Flooded with natural light and featuring an eye-catching wood burner, this presents a welcoming space for relaxation, which exudes both a warm and stylish ambiance. The lounge flows seamlessly into a dining room where the tasteful presentation continues, offering a charming setting for enjoying family mealtimes and entertaining guests. Continuing through you will find a striking kitchen complete with a range of elegant fitted base and wall units, complementary worktops providing plentiful surface space, and a range of sleek integrated appliances, which also provides access into a well-equipped utility room. The first two generously sized double bedrooms are located to the ground floor, each immaculately presented and receiving plenty of daylight, with the primary room further benefitting from fitted wardrobes. Accompanying the bedrooms is a contemporary style three-piece family bathroom suite, and concluding the ground floor is a sizable studio room which offers potential for a wide variety of uses. The exceptional quality continues up to the first floor, where a spacious landing provides access into the two remaining double bedrooms, each boasting a chic décor, and both enjoying the added luxury of deluxe ensuite bathrooms.

Externally, the residence is further enhanced by a private rear garden which wraps around the property, providing an outdoor oasis for the whole household to enjoy. A neatly manicured lawn offers plenty of room for recreational activities, surrounded by established greenery borders, whilst an enclosed stone patio area and paved seating area present serene spots for al-fresco dining and entertaining. To the front, a further beautifully maintained garden area adds to the property's kerb appeal, whilst a slate chip in-and-out driveway provides ample off-road parking, and a double length tandem garage offers an abundance of additional storage space.

Floor Plan



TOTAL FLOOR AREA : 1910sq.ft. (177.4 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		76 C
55-68	D	63 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.