



Birkenhead Road, Meols, Wirral CH47 6AA

- Executive and Substantial Four Bedroom Detached Family Residence
- Spanning Over 1,800 Square Feet of Sumptuous Living Accommodation
- Fourth Reception Room/Bedroom, Utility Room and Ground Floor Shower Room
- Ample Off Road Parking and Beautiful Enclosed Landscaped Rear Garden
- Immaculately Presented Stylish Finishes and a Contemporary Design
- Hall, Two Reception Rooms and a Bespoke Open Plan Living Kitchen Diner
- Three Well Proportioned First Floor Bedrooms and a Four Piece Bathroom
- Prestigious Location of Meols within Easy Reach of Amenities and Schools



£625,000





























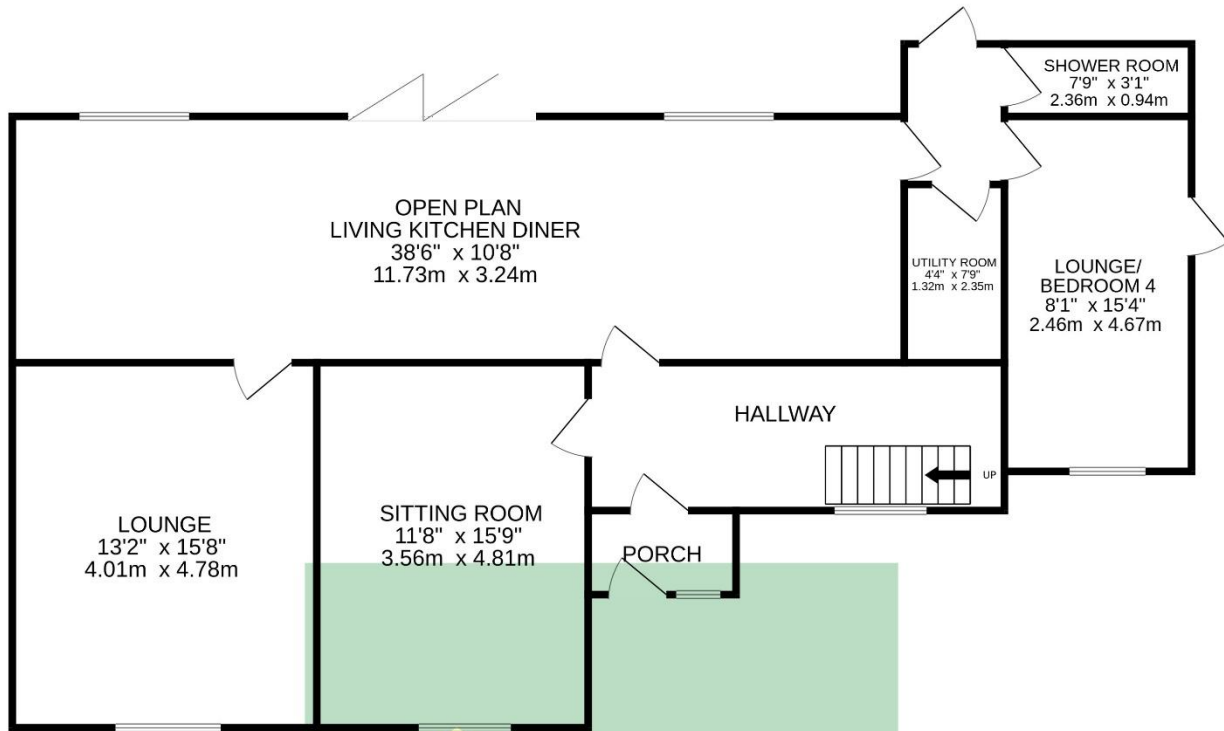
Description

Sitting proudly on a generous plot in the highly sought after area of Meols, this beautifully extended and recently refurbished four bedroom detached family home offers the perfect blend of contemporary style and versatile living. Approached via a wide, stone laid driveway providing ample off road parking, the property immediately impresses with its welcoming feel and thoughtfully designed layout, making it an ideal choice for families and those seeking flexible accommodation.

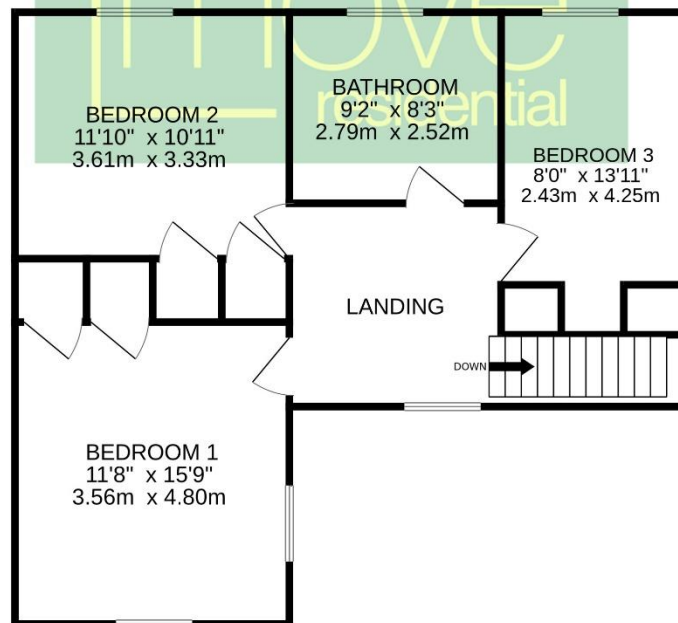
The ground floor has been carefully reconfigured to provide a wealth of living space. A bright entrance hall opens into a stunning open plan dining kitchen, complete with central island, quality integrated appliances, and direct access to the lounge. Bi-folding doors extend this space seamlessly onto the landscaped rear garden, creating an inviting setting for both family life and entertaining. Two further reception rooms add to the versatility of the home, while a utility room and a modern shower room complement the convenience of a self contained ground floor double bedroom suite, ideal for visiting relatives, fourth bedroom or as a superb home office. Upstairs, the spacious landing leads to three generously proportioned double bedrooms, each thoughtfully finished, along with a stylish four piece family bathroom. Every detail reflects the high standard of fittings and finish, ensuring the home is as practical as it is impressive.

Externally, the property continues to shine. The wide frontage includes a lawned area and a driveway with space for multiple vehicles, while to the rear, a private, well enclosed garden offers a generous lawn, patio area, and plenty of room for family enjoyment in the sun. With its combination of modern interiors, flexible living arrangements, and a superb location within easy reach of the beach and local amenities, this exceptional home is a standout opportunity in the local property market.

GROUND FLOOR



1ST FLOOR

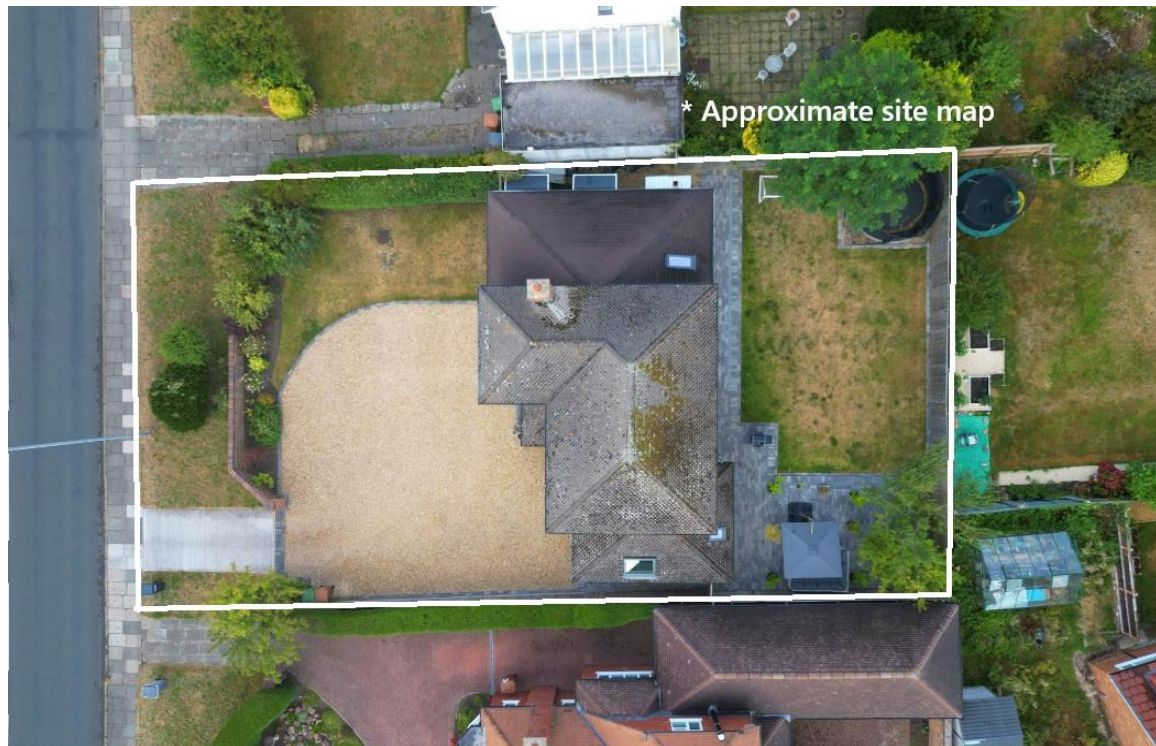


TOTAL FLOOR AREA : 1753 sq.ft. (162.9 sq.m.) approx.

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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Site Map



EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	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.