



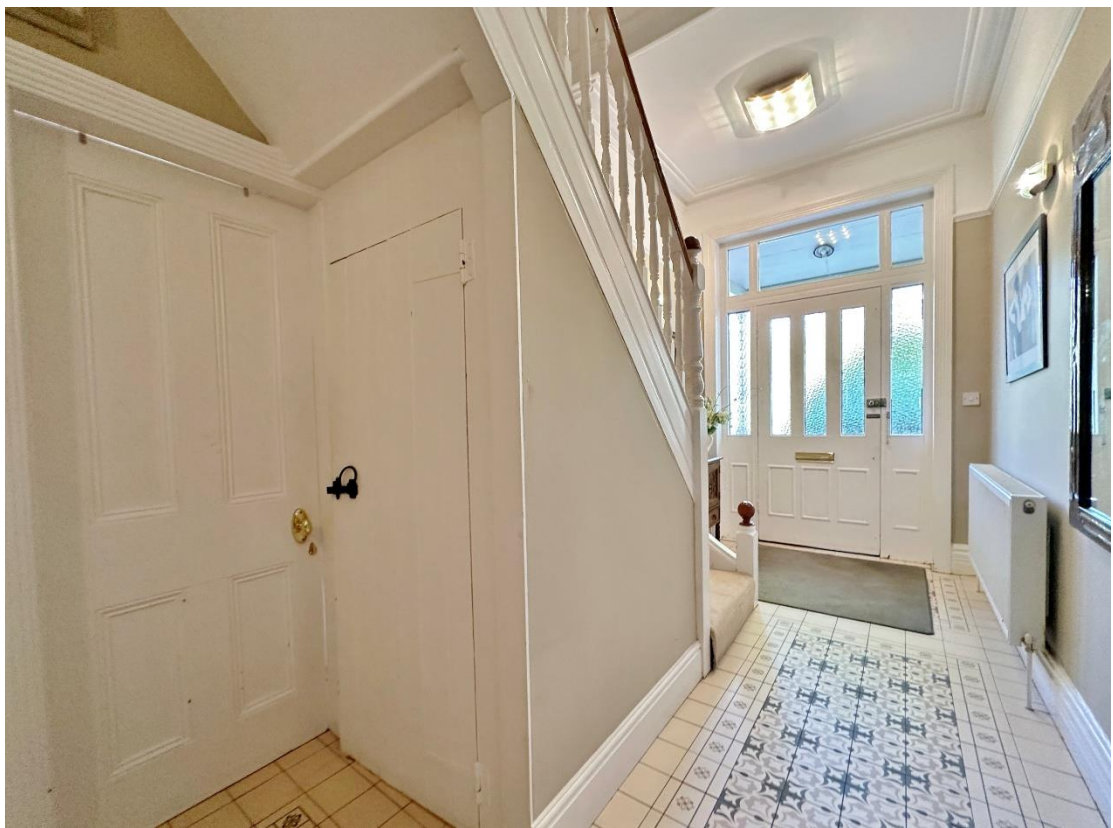
Gayton Road, Heswall, Wirral CH60 8QE

- Executive and Substantial Four Double Bedroom Semi Detached Victorian Residence
- Meticulously Renovated, Extended and Updated to a Superior Specification Throughout
- Porch, Welcoming Hallway with Tiled Flooring, Downstairs W.C and a Utility Room
- First Floor Master Bedroom with Dressing Room, En Suite, Second Bedroom and Bathroom
- Extensive Landscaped Rear Garden and a Private Garage with Kitchen and Storage Room
- Opulent Home of Immense Proportions and Character Spanning Over 2,600 Square Feet
- Prime Lower Heswall Location with Views Towards the Dee Estuary and Welsh Hills
- Impressive Well Proportioned Lounge, Dining Room and Bespoke Fitted Kitchen
- Two Further Double Bedrooms, Shower Room and Large Storage Rooms to the Second Floor
- Private Road in which Residents follow a One Way System - Viewing Strongly Recommended



£850,000































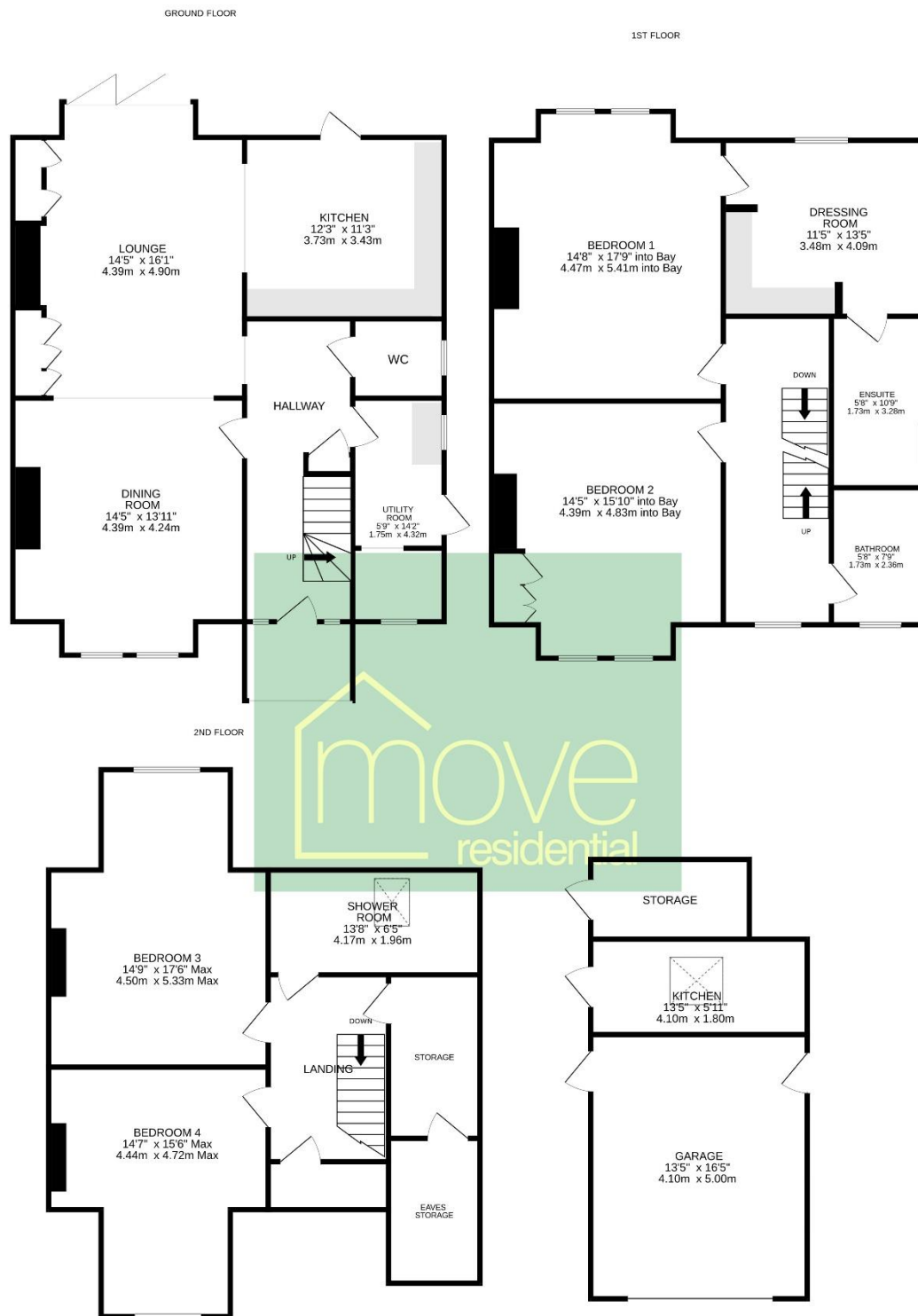


Description

Meticulously renovated, extended and updated to a superior specification Move Residential are delighted to be the agent of choice to showcase this executive four double bedroom semi detached Victorian Residence. Arranged over three floors with high ceilings, feature windows and character features retained throughout this exceptional home spans over 2,600 square feet of sumptuous family living accommodation.= with lovely views towards the Dee Estuary and Welsh Hills.

Set on a private road of only a few houses in which residents adhere to a one way system the property has an attractive frontage and detached garage with kitchen and storage room to the rear. Inside the property from the minute you step into the welcoming hallway you can appreciate the standard of this opulent home. To the front of the property you have a bay fronted dining room with feature fireplace, this room effortlessly flows into the stunning lounge with further fireplace and bi-folding doors which bathe these room in natural light and open to the beautiful, extensive rear garden. The lounge has an archway leading into the bespoke kitchen, fitted with a comprehensive range of wall and base units, central island and a range of appliances. The ground floor further benefits from a W.C and useful utility room. To the first floor you have the impressive master suite, a large double bedroom with dressing room with fitted wardrobes and a modern en suite shower room. Second large double bedroom and a family bathroom. To the second floor you have two further double bedrooms, shower room and two storage rooms.

The generous rear gardens encapsulate this home perfectly, beautifully tendered with sweeping lawn and patio area perfect for relaxing, entertaining or alfresco dining. An enviable location nestled in the prestigious area of Lower Heswall. With excellent local amenities, thriving community spirit and easy access throughout Wirral, Chester and Liverpool. Heswall is a town with its own unique charm, bustling with local boutique shops, cafes and beauty salons. Boasting a wealth of schools for all ages, there are superb recreational facilities close by including Heswall Football Club, Tennis and Squash Club.



TOTAL FLOOR AREA : 2717 sq.ft. (252.4 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		81 B
69-80	C		
55-68	D	60 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.