



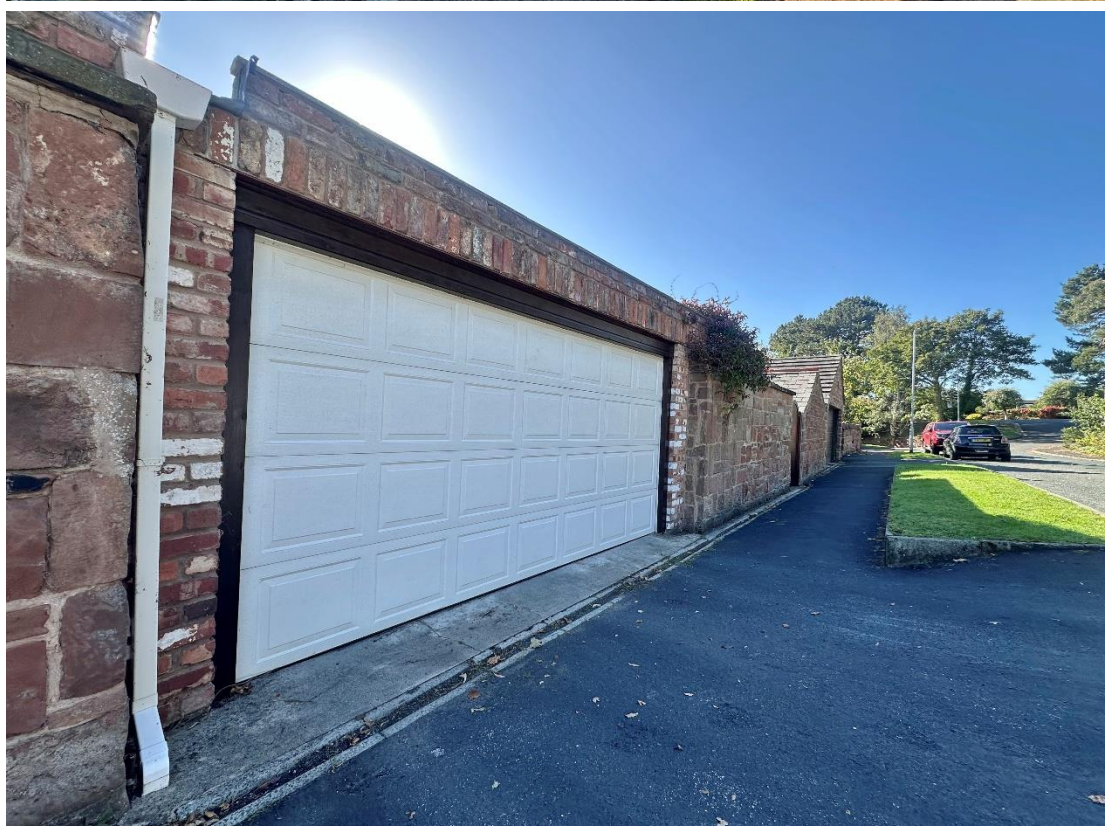
Hillside Road, Heswall, Wirral CH60 0BH

- Imposing and Substantial Five Bedroom Semi Detached Family Residence
- Versatile and Bright Family Living Space Arranged Over Three Floors
- Impressive Bespoke Breakfast Kitchen Designed and Fitted by Merilyn Phillips
- Fifth Double Bedroom with En Suite Shower Room to the Second Floor
- Executive Accommodation Appointed to Exacting Standards
- Hall, Lounge, Dining Room, Sitting Room, Utility and Coakroom/W.C
- Four Sizeable First Floor Bedrooms, Shower Room and Bathroom
- Extensive Plot with South West Facing Gardens, Driveway and Double Garage



Offers Over £850,000

















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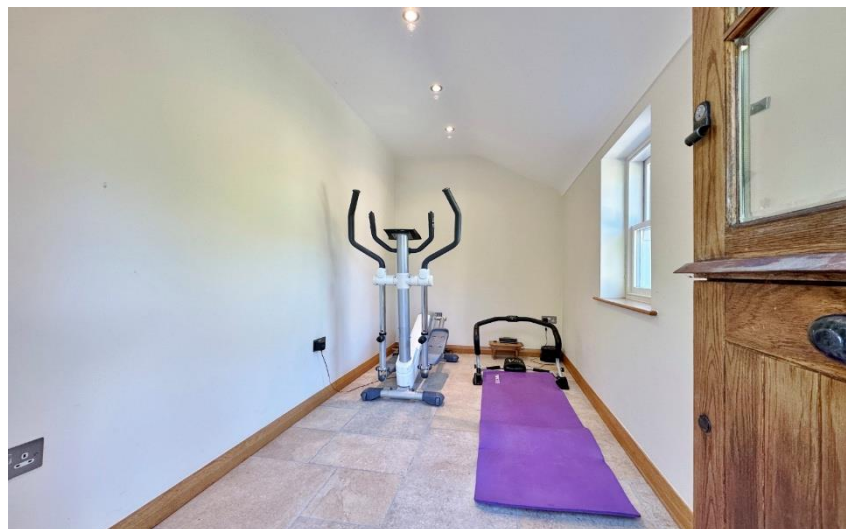










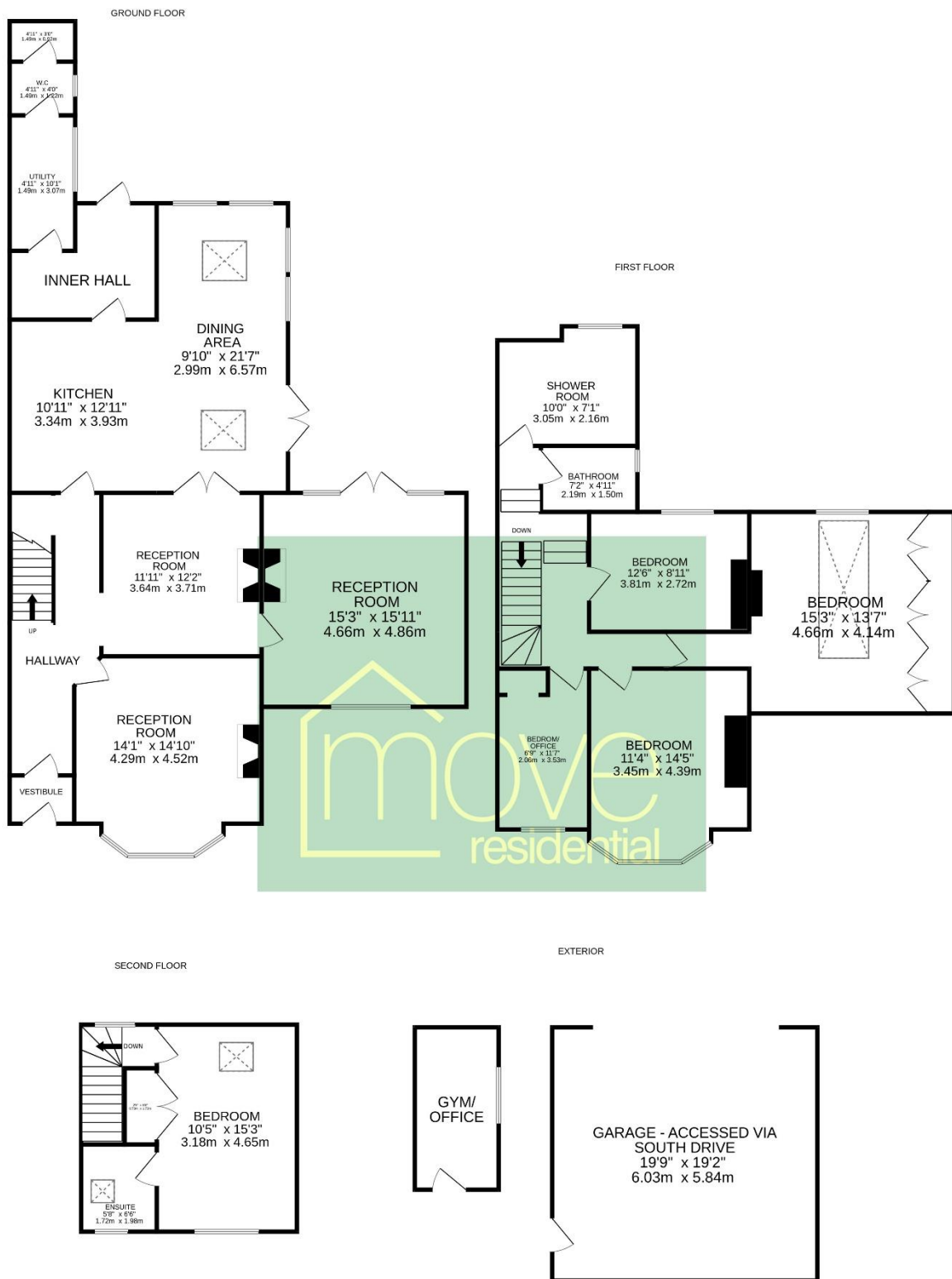












TOTAL FLOOR AREA : 2393sq.ft. (222.3 sq.m.) approx.

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

A truly sumptuous and distinguished five bedroom semi detached family residence, nestled within the prestigious and highly desirable area of Heswall. Set on an extensive plot, this remarkable home is framed by beautifully landscaped gardens that enjoy a delightful south westerly aspect. An early inspection is essential in order to fully appreciate the charm, scale, and sophistication this sensational property has to offer. A real credit to the current owners, the accommodation has been thoughtfully designed and meticulously updated to the very highest of standards. Perfectly balancing timeless period features with the ease of modern living, the home provides exceptional family space throughout. Front access to the property is on Hillside Road and on South Drive you have access to a detached double garage.

In brief, the ground floor offers a welcoming reception hallway, an impressive bay fronted lounge, a large family room and further sitting room all with feature fireplaces and abundance of natural light. At the heart of this residence sits a stunning breakfast kitchen, handcrafted by Merilyn Phillips with a comprehensive range of bespoke wall and base units, centre island, appliances and vaulted ceiling in the dining area. From here an inner hallway leads to a practical utility room and W.C. The first floor hosts four generously proportioned bedrooms. The master suite is a particular highlight, boasting fitted wardrobes, a striking vaulted ceiling with elegant skylight. A stylish shower room and a separate luxury bathroom complete this level. Rising to the second floor, you will find a fifth bedroom, complemented by its own en suite shower room, offering the ideal private retreat.

Externally, the gardens truly encapsulate the splendour of this residence. Expansive manicured lawns, mature planting, and a selection of charming patio areas combine to create a serene and picturesque setting. A detached outbuilding, currently serving as a gym, provides excellent versatility and could easily be transformed into a home office or studio.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 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.