



Wood Heath Way, Eastham, Wirral CH62 0BQ

- Impressive and Substantial Five Bedroom Three Storey Detached Residence
- Hallway, Open Plan Living Kitchen Diner, Office/Snug, W.C and Utility Room
- Four Well Proportioned Second Floor Bedrooms En Suite and Family Bathroom
- Private Enclosed Rear Garden Mainly Laid to Lawn with Patio Area
- Spanning Over 1900 Square Feet of Magnificent Living Accommodation
- First Floor Lounge and Master Bedroom with Walk in Wardrobe and En Suite
- Off Road Parking, Detached Double Garage and Front Outlook Over a Green
- Sought After Area of Eastham within Easy Reach of Amenities and Schools



Offers Over £425,000





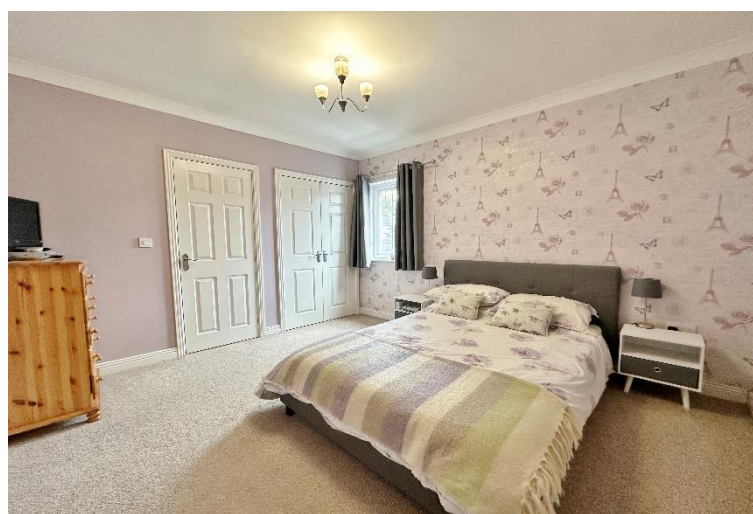


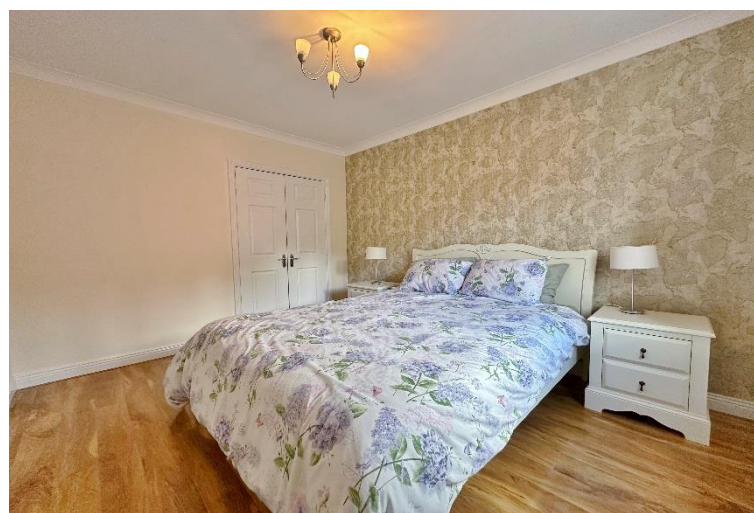














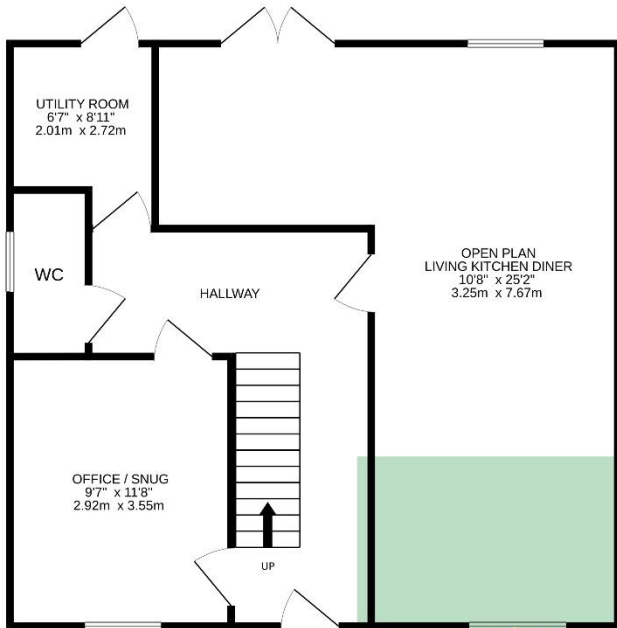
Description

This impressive and substantial five bedroom, three storey detached residence is a true standout in the sought after residential area of Eastham. Nestled on a generous plot, the property enjoys a delightful front aspect over a green, providing a peaceful and picturesque setting. Its convenient location places it within easy reach of local amenities, excellent transport links, and highly regarded schools, making it an ideal family home.

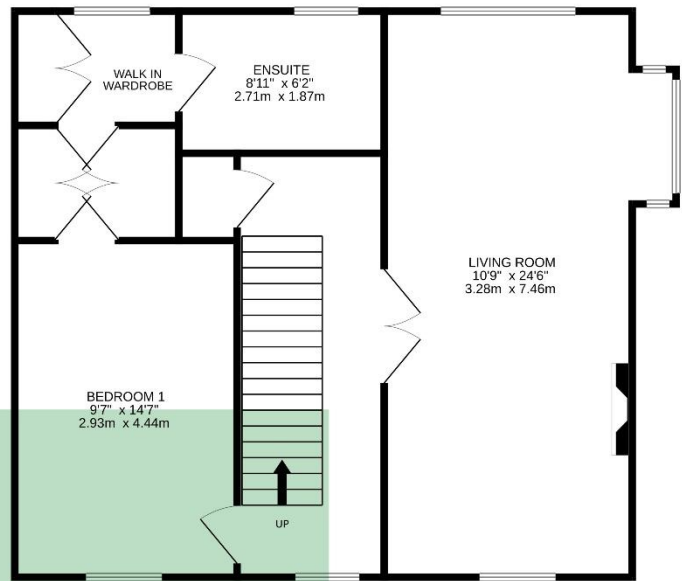
Spanning over 1900 square feet of living accommodation, the property is appointed to a high standard throughout. Upon entering, you are greeted by a welcoming hallway that leads seamlessly into a spacious open plan living, kitchen and dining area, perfect for modern family living and entertaining. Adjacent to this, you'll find a versatile office or snug along with a practical utility room and a W.C adding convenience and functionality to the home. The first floor is designed with comfort and style in mind, featuring a large reception room that spans the full depth of the property. The master bedroom is also located on this floor with a walk in wardrobe and a luxurious en suite bathroom. On the second floor, you'll find four generously sized bedrooms, including a guest suite with an en suite bathroom, providing flexibility and privacy for family members or guests. The remaining three bedrooms are well served by a family bathroom, which ensures convenience for the whole household.

The property further benefits from off road parking and a detached double garage, offering ample storage space or room for additional vehicles. The private, enclosed rear garden is a real highlight, predominantly laid to lawn with patio areas perfect for outdoor dining, relaxation, or simply enjoying the tranquillity of the surroundings. This beautiful home combines space, comfort, and modern living in a highly desirable location, making it an exceptional choice for those looking to settle in Eastham.

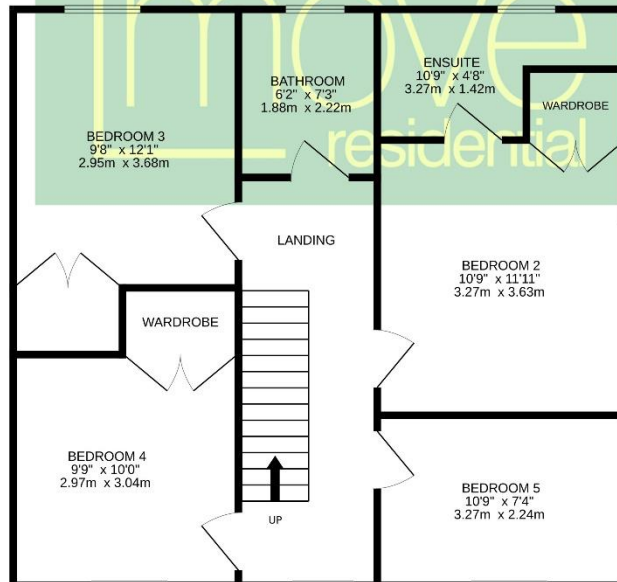
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1969 sq.ft. (182.9 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 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.