



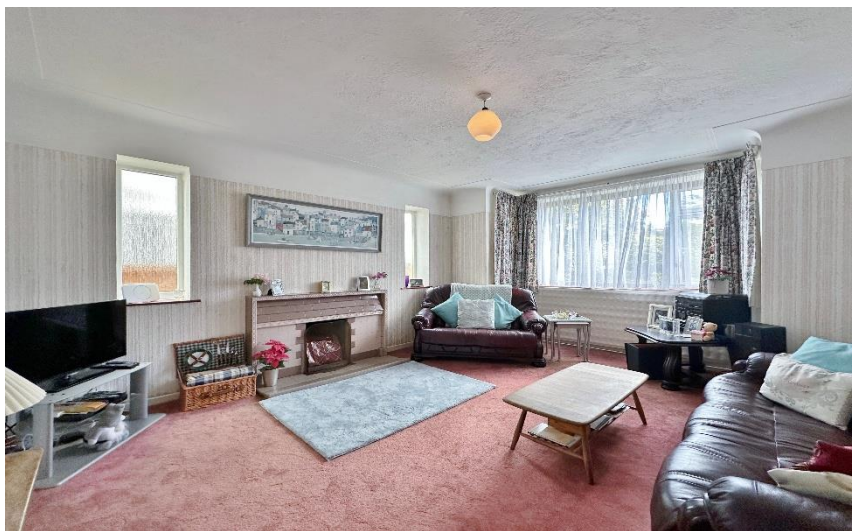
## Dee Park Road, Gayton, Wirral CH60 3RQ

- Attractive Three Bedroom Detached Family Residence
- Over 1300 Square Feet of Well Maintained Accommodation
- Three First Floor Bedrooms, Bathroom and Separate W.C
- Double Driveway, Integral Garage and Lovely Front Garden

- Occupying a Substantial 0.4 Acre Plot in Prime Location of Gayton
- Hallway, Two Reception Rooms, Kitchen and Utility Room
- Extensive Rear Garden Enjoying a South Westerly Aspect
- Closer to Amenities, Transport Links and Excellent Schools



£585,000









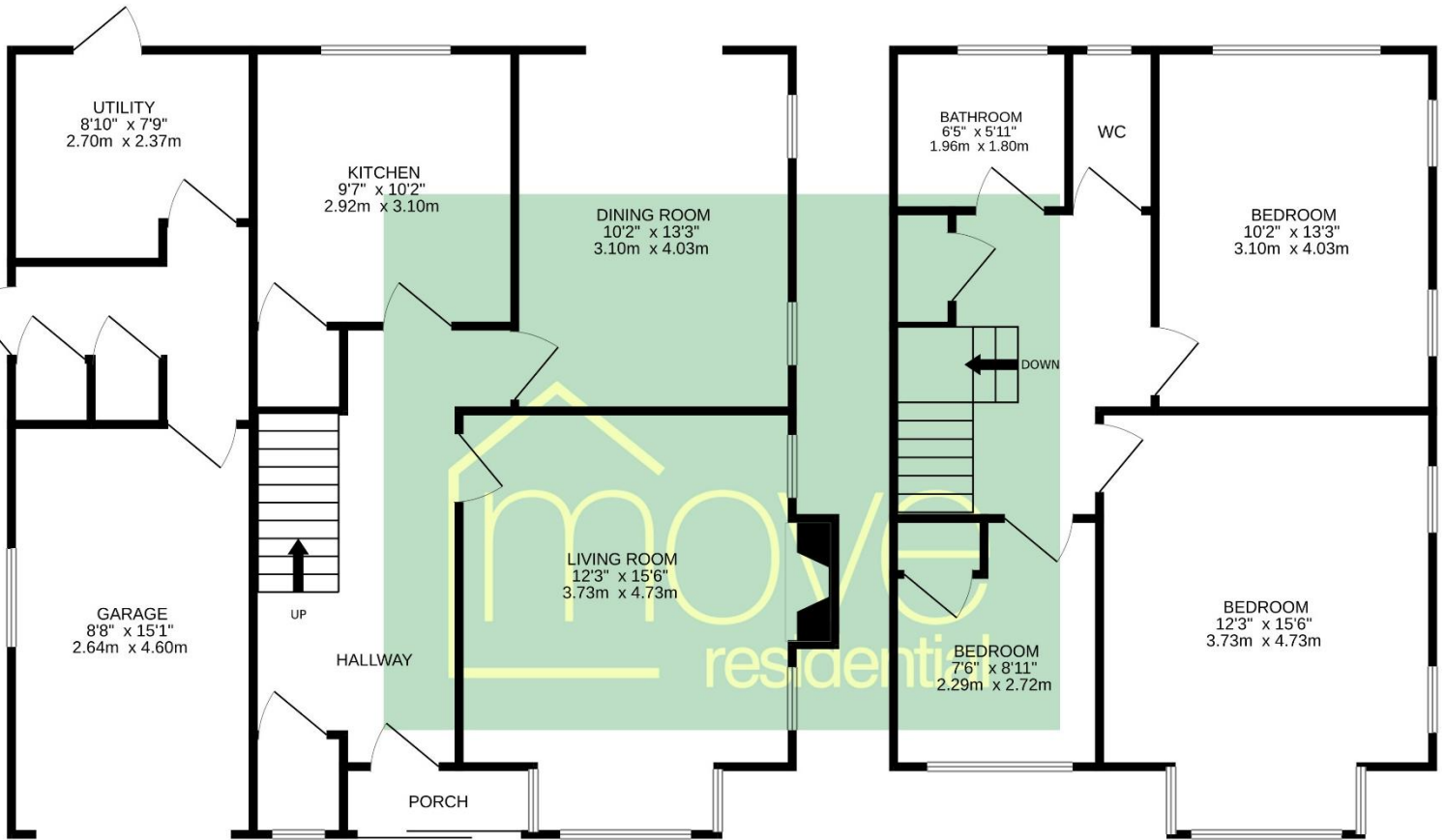






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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\* Approximate site map



## Description

This attractive three bedroom detached residence is nestled on an idyllic and extensive plot in the highly prestigious area of Gayton, spanning approximately 0.4 acres. Beautifully maintained and offering over 1,300 square feet of versatile living accommodation, the property is perfect for families seeking both comfort and space in a desirable location.

In brief, the ground floor comprises a welcoming porch opening into a spacious hallway, a bright and generous living room, and a separate dining room ideal for family meals and entertaining. A well proportioned kitchen is complemented by a useful utility room, while an integral garage provides additional convenience and storage. To the first floor, you will find two double bedrooms and a third single, a family bathroom along with a separate WC. The layout has been thoughtfully designed to provide both practicality and flexibility, ensuring it meets the needs of family life.

Externally, the property boasts a double driveway, an integral garage, and a lovely front garden. Encapsulating the home perfectly is the rear garden, featuring a sweeping lawn, mature trees, and shrubs, all enjoying a delightful south westerly aspect. Gayton itself is a highly sought after area, renowned for its excellent amenities, strong transport links, and highly acclaimed schools for all age groups. This property truly combines charm, space, and location, offering a wonderful opportunity to secure a home in one of the area's most desirable addresses.

## EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 55 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.