

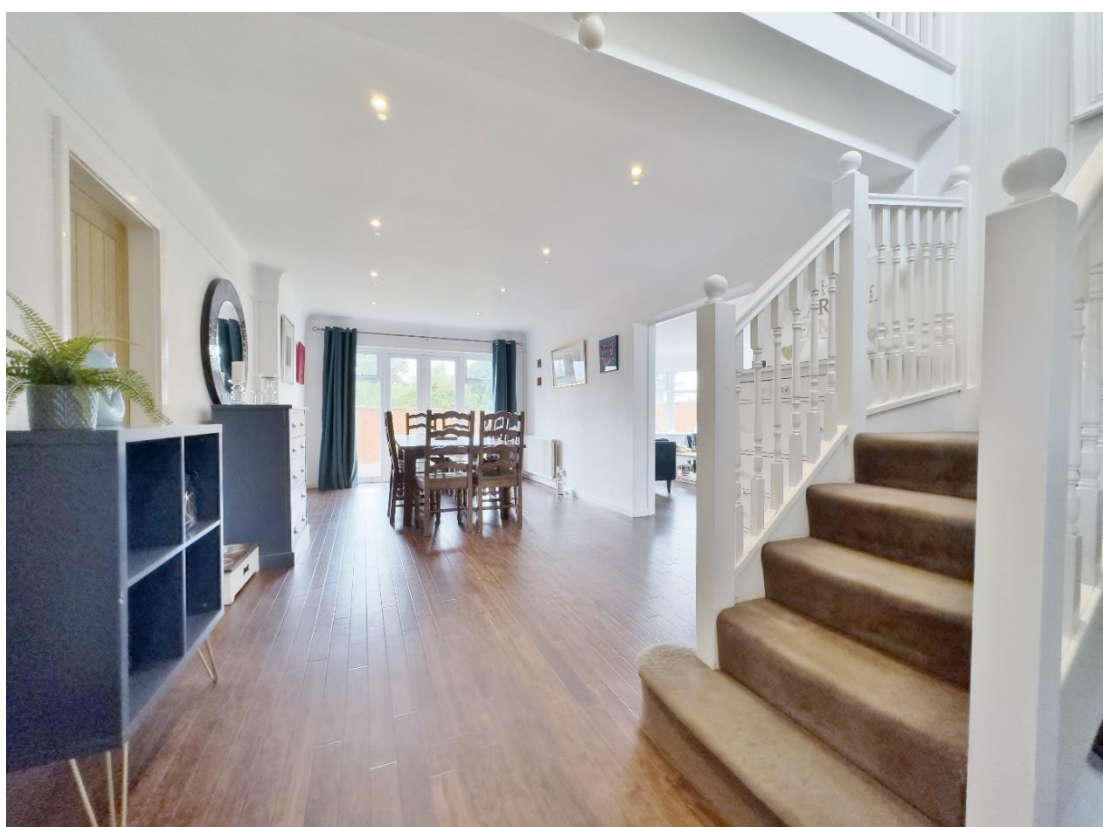


Delavor Road, Lower Heswall, Wirral CH60 4RR

- Executive Four Bedroom Double Fronted Detached Residence
- Appointed and Updated to an Exceptional Standard Throughout
- Breathtaking Open Plan Living Kitchen Diner, Utility and W.C
- Large Plot with Ample Parking and an Integral Single Garage
- Prestigious Lower Heswall Location with Views Towards Wales
- Spanning Over 1800 Square Feet of Sumptuous Living Space
- Welcoming Dining Hallway, Formal Lounge and Office/Snug
- Four Sizeable Bedrooms and a Luxurious Four Piece Bathroom
- Lawned Front Garden and Private Enclosed Landscaped Rear Garden
- Closer Inspection Essential to Appreciate this Superb Home in Full



£725,000























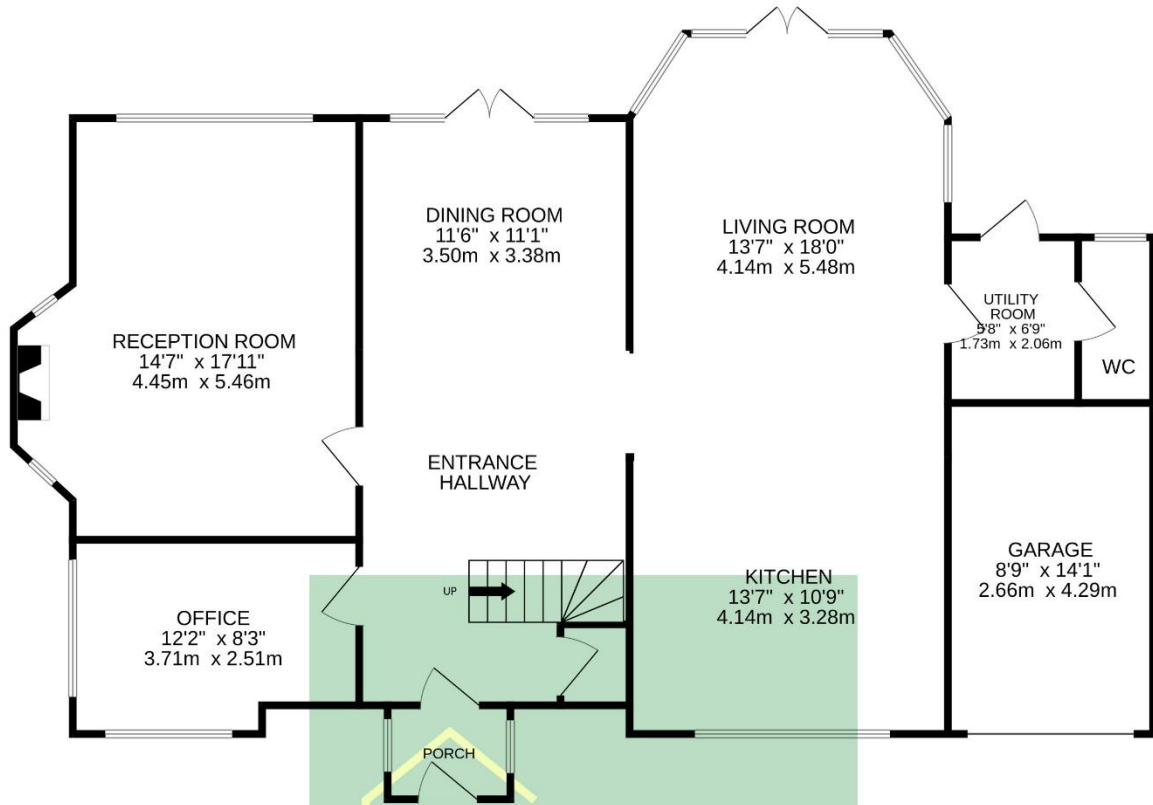


This executive four bedroom double fronted detached residence occupies a secluded plot in the highly prestigious area of Lower Heswall, boasting views across the Dee Estuary and towards the Welsh Hills. Immaculately presented and thoughtfully updated throughout, this exceptional home offers over 1,800 square feet of elegant and versatile living space, ideal for modern family life. The property is further enhanced by ample off road parking, an integral garage, a beautifully maintained lawned front garden, and a private, landscaped rear garden providing a peaceful retreat.

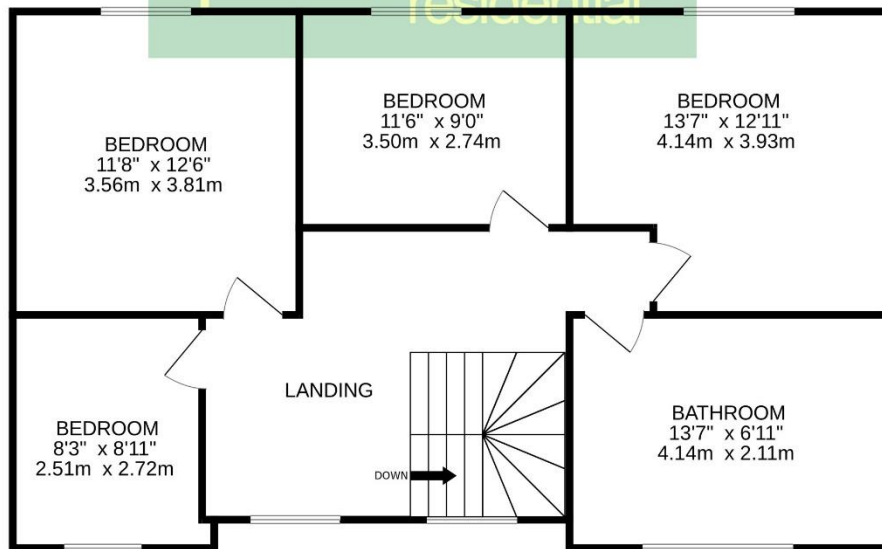
On entering the home, you are welcomed by a spacious entrance hallway that sets the tone for the bright and airy interiors. The welcoming entrance hallway opens directly into the dining room, which features patio doors giving access to the rear garden and providing a wonderful flow of natural light. To the left of the property, a spacious formal lounge with a feature fireplace creates an inviting retreat. At the heart of the home lies a breathtaking open plan living kitchen diner, fitted with a bespoke kitchen comprising a comprehensive range of units and high quality appliances, seamlessly blending style and functionality. Completing the ground floor you have an office/snug, together with a practical utility room that leads through to a convenient W.C. To the first floor, a light filled landing leads to four well presented bedrooms, each offering comfort and flexibility for a growing family. The accommodation is completed by a luxurious four piece family bathroom, fitted with a contemporary suite including a free standing bath and open shower.

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. There are superb recreational facilities close by including Heswall Golf Club, Football Club, Tennis and Squash Club along with highly acclaimed schools for all ages. A closer inspection is essential to appreciate this magnificent home in full.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1857 sq.ft. (172.5 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		
69-80	C	69 C	80 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.