



## Thurstaston Road, Lower Heswall, Wirral CH60 6RY

- Substantial and Attractive Four/Five Bedroom Detached Family Home
- Lounge Diner and Impressive Open Plan Family/Kitchen/Breakfast Room
- Lower Ground Floor Cloaks, Sitting Room, Study, Utility and Treatment Room/Office
- Beautifully Landscaped Enclosed Rear Garden with Patio and Lawned Areas
- Deceptively Spacious, Updated and Beautifully Appointed Accommodation
- Two Double Bedrooms, Dressing Room, En Suite, Bathroom and Separate W.C
- Two First Floor Double Bedrooms with Views and En Suite Shower Room
- Electric Gated Access, Ample Off Road Parking, Garage and CCTV System



Offers Over £1,100,000

























































## **Description**

Spacious and elegant, Move Residential are delighted to present this superbly designed four/five bedroom detached family residence. Situated in the sought after location of Lower Heswall, the property enjoys close proximity to local amenities being a 5 minute walk from Heswall town centre and lies within the catchment area of highly regarded schools. Thoughtfully updated, beautifully appointed, and exceptionally versatile, this home offers outstanding family living across three floors spanning over 4,200 square feet of sumptuous living accommodation which also benefits from a newly fitted boiler along with new/renovated bathrooms.

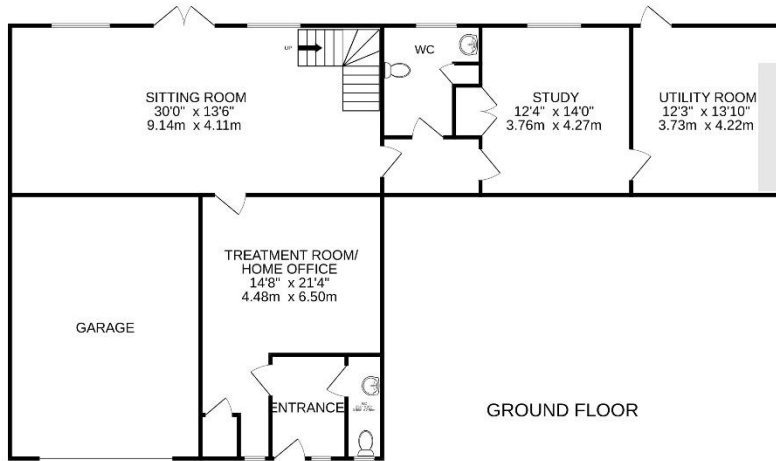
The accommodation begins with a welcoming hallway leading through double doors to a generous lounge, complete with log burner and Juliette balcony overlooking delightful views. At the heart of the home is a stunning open plan kitchen, family, and breakfast area, boasting a bespoke handmade kitchen from Mckyes with integrated appliances. The ground floor also features a luxurious master suite with dressing room, en suite, and Juliette balcony, along with a second double bedroom, a four piece bathroom and separate W.C.

The lower ground floor benefits from its own entrance, making it ideal for a variety of uses. This level includes a versatile home office/treatment room with W.C, a large sitting room with feature log burner and patio doors to the rear garden, a utility room, study/fifth bedroom and an additional W.C. Upstairs, the first floor hosts two further double bedrooms one with en suite shower room.

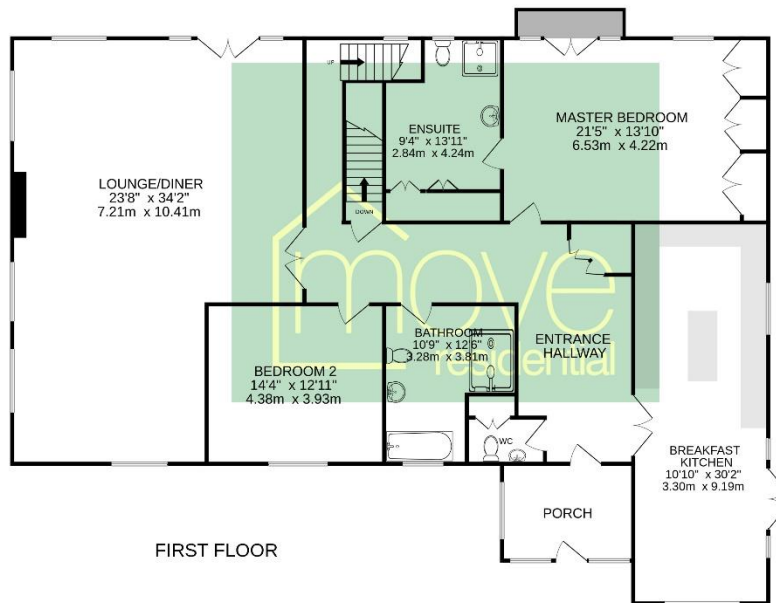
Externally, the property is set back from the road with secure electric gated access, providing ample off road parking and a garage with new garage door. Further highlights include double glazing, gas central heating, and a comprehensive CCTV system. The landscaped gardens complete this exceptional home, offering a choice of outdoor spaces including a side patio, rear patio, and lawned area framed by mature planting. An early viewing is strongly recommended to fully appreciate the size, quality, and standard of finish this outstanding family home has to offer.



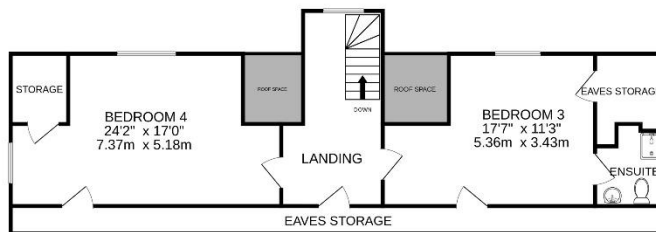
# LOWER GROUND FLOOR



## GROUND FLOOR



## FIRST FLOOR



TOTAL FLOOR AREA : 4274sq.ft. (397.1 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		71 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.