



The Crescent, Gayton, Wirral CH60 3RL

- Executive and Substantial Five Bedroom Semi Detached Property
- Occupying a Generous Plot in the Prestigious Area of Gayton
- Impressive Large Kitchen Diner with Practical Utility Room Off
- Five Bedrooms, Family Bathroom and En Suite Set Over Two Floors
- Spanning Over 2,100 Square Feet Arranged Over Three Floors
- Hallway, W.C, Front Lounge and Spacious Read Lounge Diner
- Ground Floor Double Bedroom with En Suite Shower Room
- Ample Parking and Private Enclosed Rear Garden - Viewing Essential



£650,000



















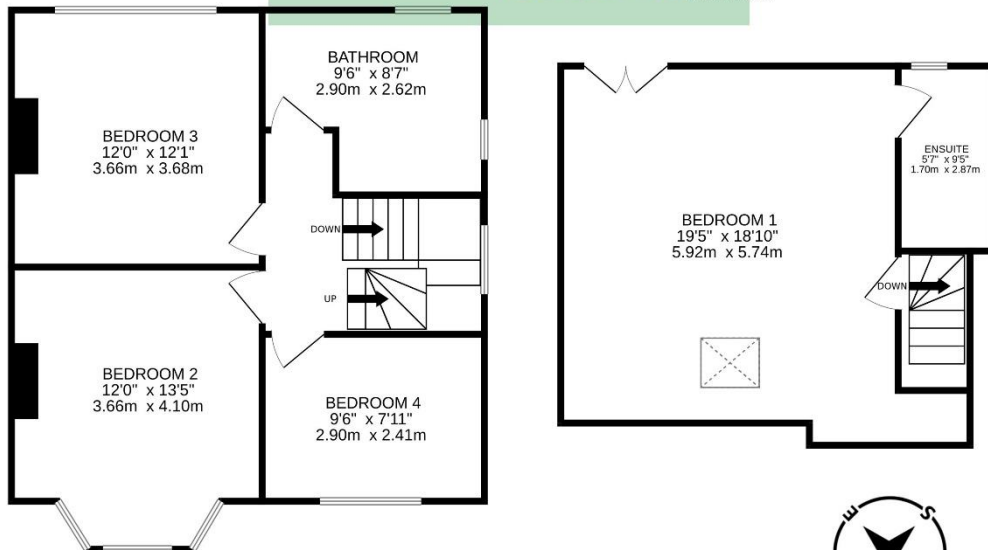
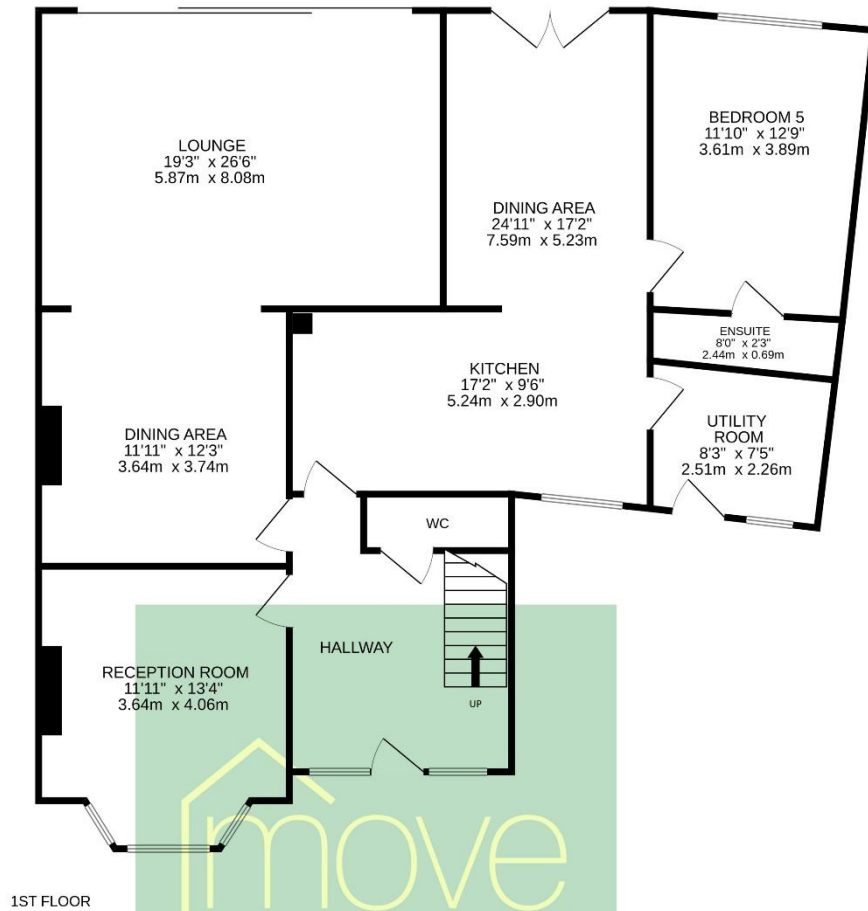








GROUND FLOOR



TOTAL FLOOR AREA : 2190sq.ft. (203.5 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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Description

An impressive and substantial five bedroom semi detached home, beautifully positioned in the highly sought after and prestigious area of Gayton, nestled within a quiet crescent. Spanning over 2,100 square feet of luxurious living space arranged across three floors, this exceptional residence combines period charm with modern style to create a spacious and versatile family home that must be viewed to be fully appreciated.

The welcoming entrance hall leads to a convenient downstairs W.C, a bay fronted lounge with a feature fireplace, and a bright, open plan lounge/dining room stretching over 26ft, complete with patio doors opening onto the delightful rear garden. At the heart of the home lies a stunning kitchen/diner, superbly fitted with a comprehensive range of wall and base units, contrasting worktops, integrated appliances, and a practical utility room. The ground floor also benefits from a fifth bedroom with its own en suite shower room. The first floor offers two generous double bedrooms, a single bedroom, and a contemporary four piece family bathroom. The top floor hosts a superb principal bedroom with a Juliet balcony overlooking the garden and a private luxury en suite.

Externally, the property features a driveway providing ample off-road parking and a large, private rear garden mainly laid to lawn, complemented by patio areas perfect for relaxing or entertaining. Situated in the prestigious area of Gayton, this home is ideally located close to excellent primary schools and within easy reach of the vibrant shops, bars, and restaurants of Heswall. With Heswall Golf Club and other leisure amenities nearby, this property offers the perfect blend of comfort, convenience and prestige.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 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.