



## Station Road, Thurstaston, Wirral CH61 0HR

- Charming Two Bedroom Top Floor Apartment
- Countryside Location With Views Of River Dee
- Substantial Double Bedroom & Spacious Single
- Allocated Area Within Basement For Storage
- Within Desirable Dawpool Farm Development
- Entrance Hall, Living Area & Modern Kitchen
- Contemporary Three-Piece Family Bathroom
- Lovely Communal Gardens & Private Parking



£220,000



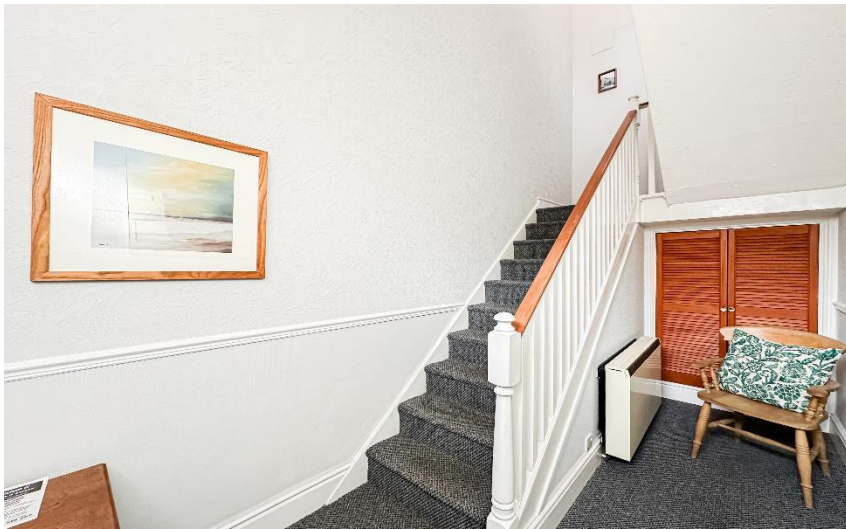




















## Description

This charming two bedroom top floor apartment, nestled in the desirable Dawpool Farm development, is proudly showcased to the sales market by appointed agents Move Residential. Found within a characterful Grade II listed farmhouse which dates back to the mid-1800s, this property enjoys a picturesque countryside location with scenic views over the River Dee. Well-proportioned and beautifully presented throughout, this apartment promises to make an enviable future home for a very lucky buyer. Accessed via a side entrance and stairs up to the second floor, you are welcomed into the apartment by an inviting entrance hall, leading through to a bright and spacious living area which offers a welcoming space to relax and share mealtimes. The lounge flows seamlessly into a modern kitchen complete with a range of fitted units, plentiful surface space, and a breakfast bar ideal for more casual dining. Continuing through, you will find the sleeping accommodation which consists of a generously sized double bedroom and a large single room, served by a three-piece family bathroom suite. The property further benefits from a substantial allocated area within the basement, offering an abundance of additional storage space. Externally, residents can enjoy access to the beautifully maintained communal gardens, as well as private off-road parking.

## EPC Summary

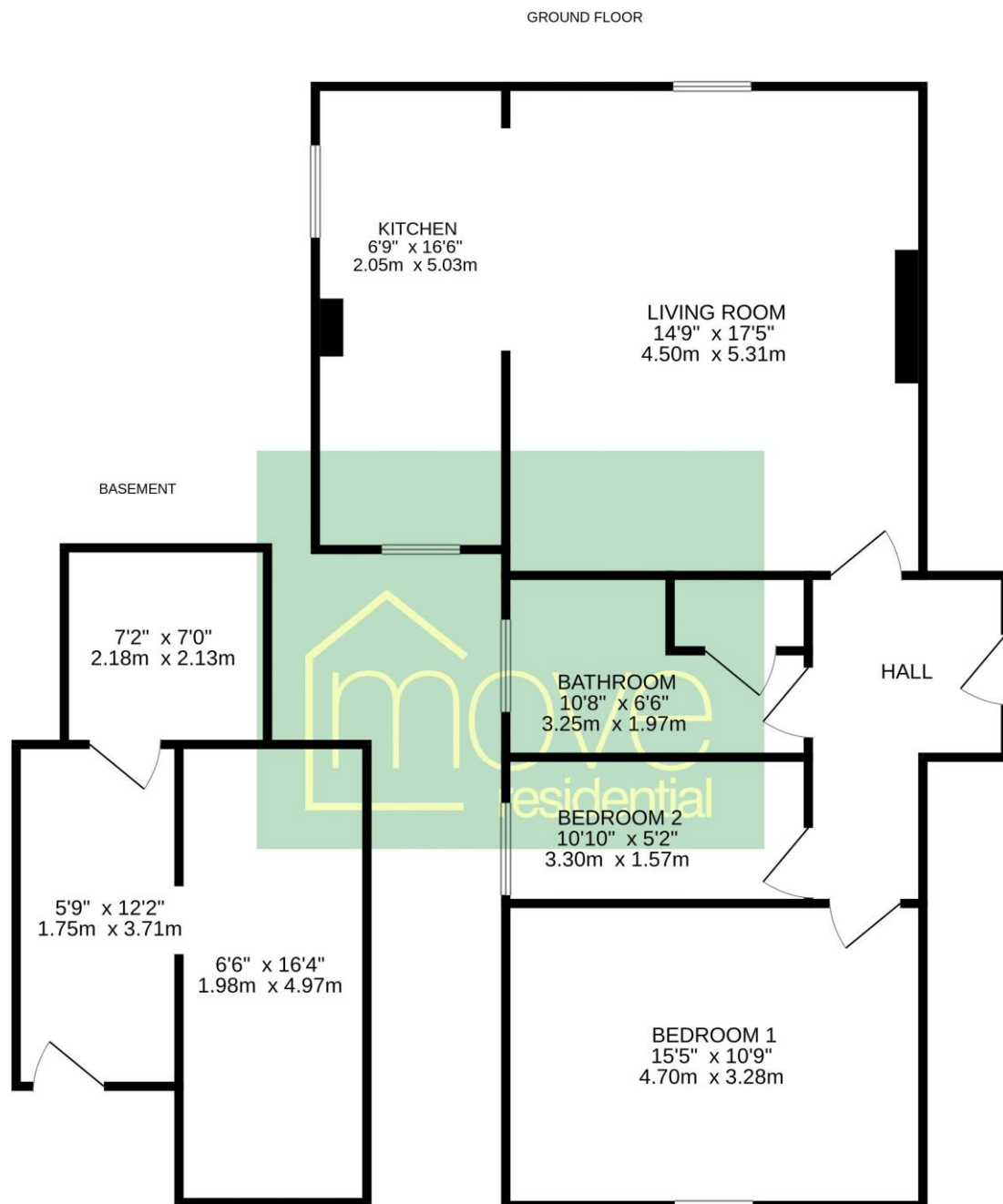
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         | 42 E      |
| 21-38 | F             | 34 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



## Floor Plan



TOTAL FLOOR AREA : 761sq.ft. (70.7 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.  
Made with Metropix ©2025