



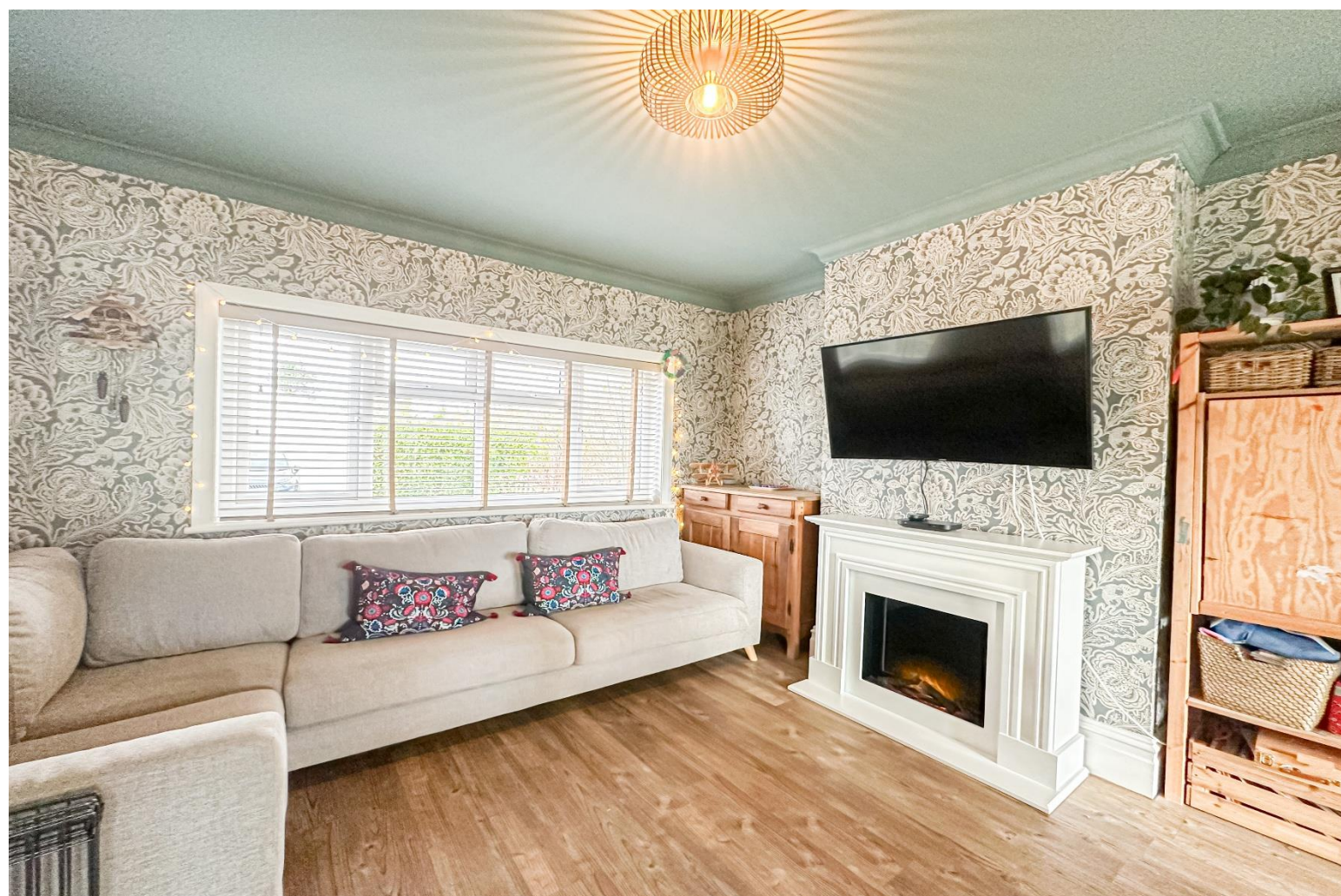
Mostyn Avenue, Heswall, Wirral, CH60 9JX

- Exceptional Four Bedroom Semi Detached Home
- Substantially Extended & Beautifully Presented
- Utility Room, Snug, & Downstairs Shower Room
- Ensuite To Master & Modern Family Bathroom
- Envidable Location Offering Picturesque Views
- Spacious Open Plan Kitchen/Dining/Living Area
- Four Bright & Impeccably Presented Bedrooms
- Delightful Garden To Rear & Off-Road Parking



£475,000

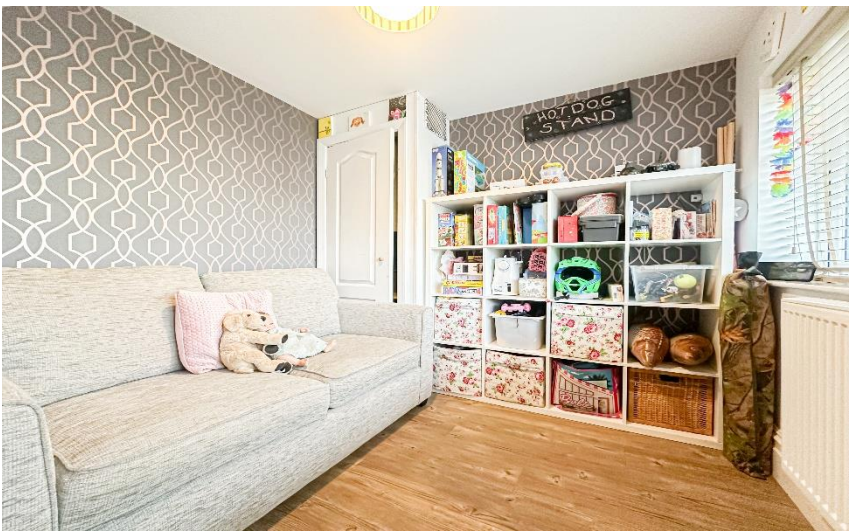




























Description

This exceptional four bedroom semi detached home enjoys an idyllic location in the highly desirable area of Heswall, boasting picturesque views over open fields and The Dee Estuary. Having been substantially extended, this property offers generous and versatile living proportions which have been beautifully finished throughout, promising to make an enviable future home for a very lucky family. An inviting entrance hall greets you into the property, leading through to a generous and impeccably presented open plan kitchen dining and living space which offers the ultimate social setting for enjoying family mealtimes and entertaining guests. A welcoming lounge area centres around an eye-catching feature fireplace and flows seamlessly through to a delightful dining area boasting a log-burning stove as well as a set of bi-fold doors providing access out to the rear garden. The kitchen is complete with a range of stylish fitted units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. Accessed via the kitchen is a well-equipped utility room, and continuing through you will discover a deluxe shower room, a cosy snug, and concluding the extensive ground floor is a handy boot room. Ascending to the first floor, you will discover three generously sized bedrooms along with a single room, each finished to an excellent standard and receiving plenty of natural light. The master room enjoys the added luxury of a showstopping ensuite bathroom and adding the finishing touch to the interior of this fabulous home is a contemporary style family bathroom suite. Externally, the property is further enhanced by a meticulously maintained rear garden which backs directly onto the fields behind. Consisting of a neatly manicured lawn offering ample room for recreational activities, and a raised decking area presenting the ideal spot for al-fresco dining and entertaining, this offers a fantastic outdoor space for the whole household to enjoy. To the front, a substantial driveway provides ample off-road parking for two vehicles.

EPC Summary

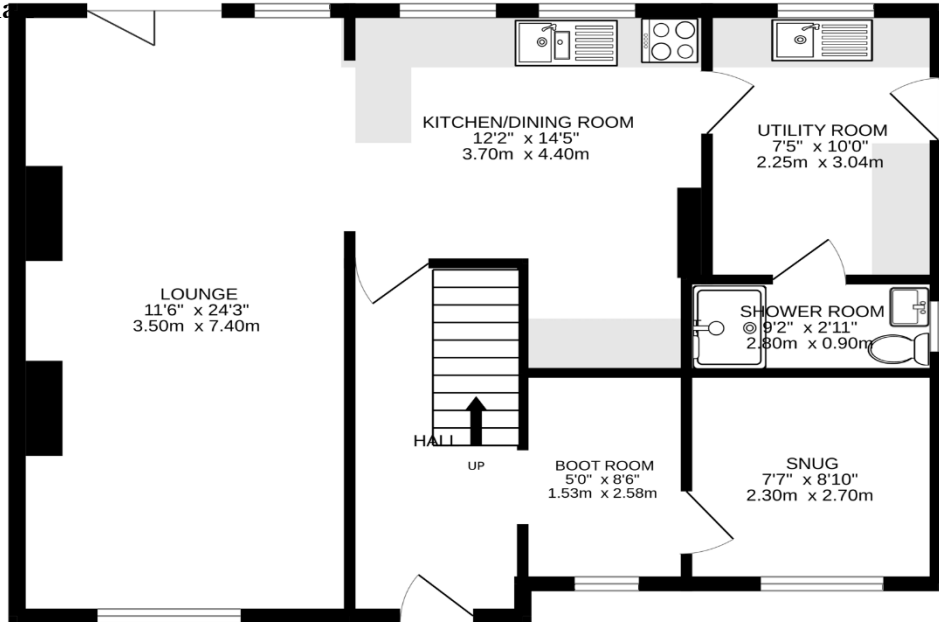
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

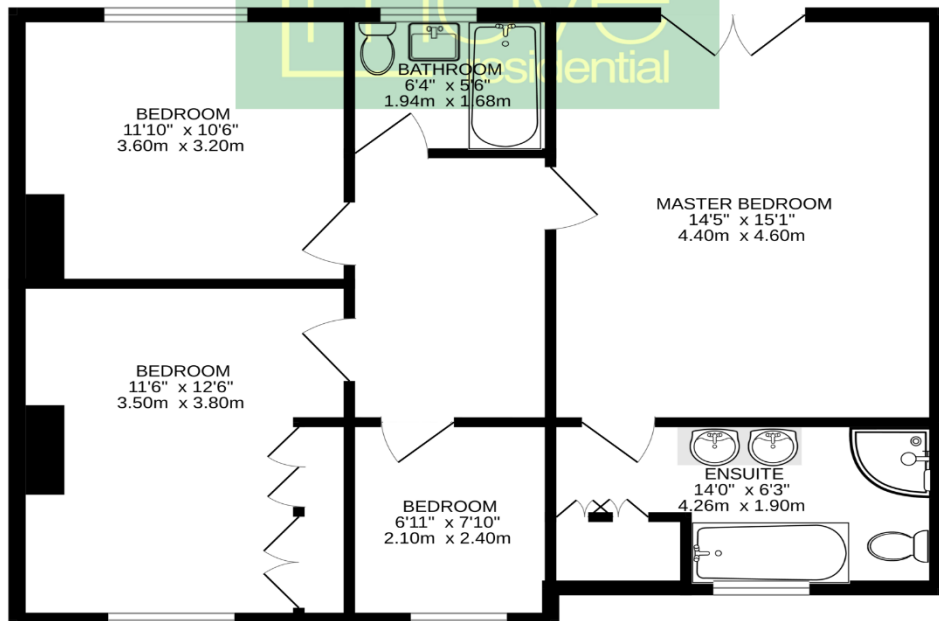
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

GROUND FLOOR
730 sq.ft. (67.9 sq.m.) approx.

Floor Plan



1ST FLOOR
735 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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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