



Poulton Royd Drive, Spital, Wirral CH63 4LD

- Imposing and substantial Five Bedroom Detached Family Residence
- Enjoying a Delightful Open Rear Aspect Over Rolling Farmland
- Welcoming Hallway and Three Sizeable and Bright Reception Rooms
- Five Double Bedrooms, En Suite, Three Walk in Wardrobes and Bathroom
- Nestled in Approximately One Acre of South Facing Mature Gardens
- Spanning Approximately 4,029 Square Foot of Living Accommodation
- Large Kitchen Diner, Utility Room with Larder and Downstairs W.C
- Ample Off Road Parking, Integral Double Garage and Workshop



Guide Price £875,000





















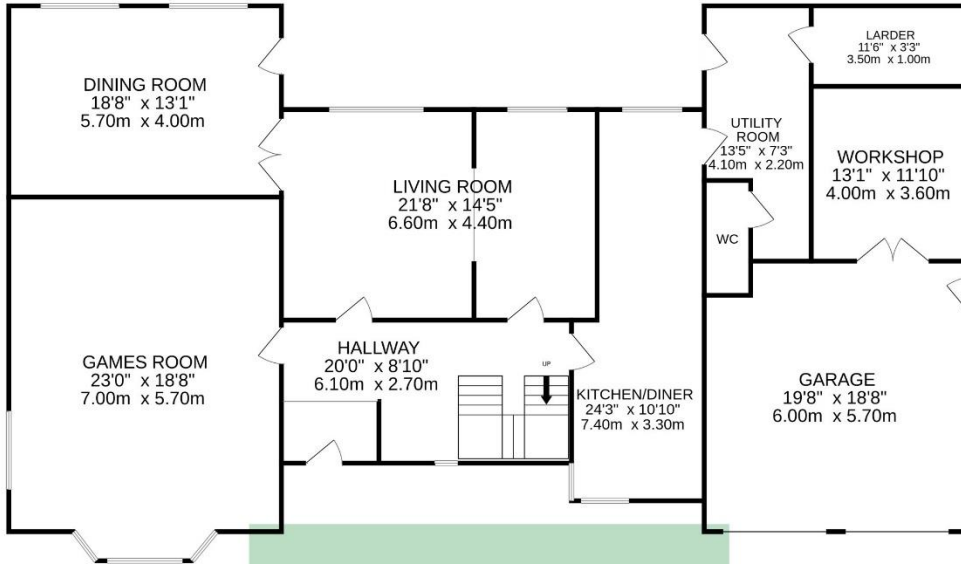






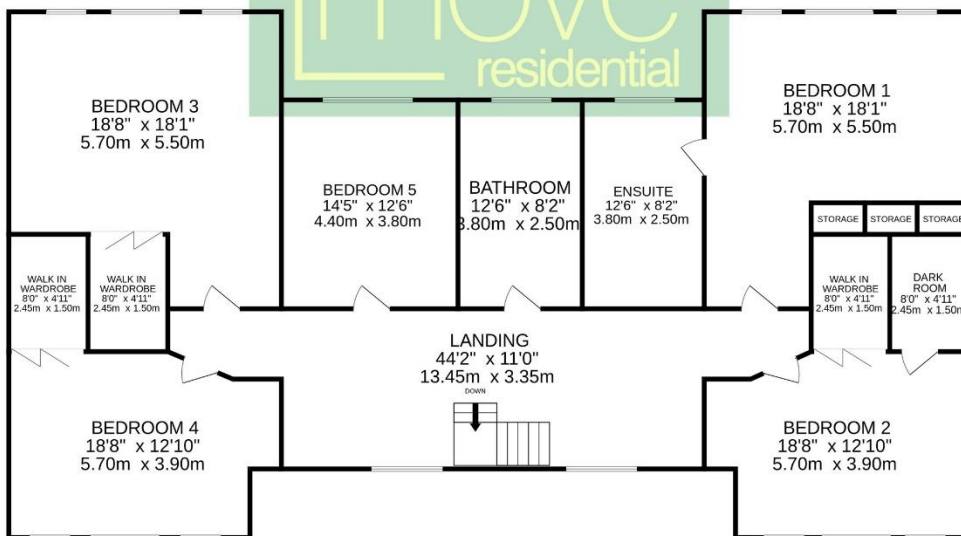


GROUND FLOOR
2029 sq.ft. (188.5 sq.m.) approx.



1ST FLOOR
2000 sq.ft. (185.8 sq.m.) approx.

move
residential



TOTAL FLOOR AREA : 4029sq.ft. (374.3 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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Site Maps



Description

Imposing and substantial five bedroom detached residence nestled in a picturesque plot spanning approximately one acre of land with stunning rural views. Constructed and maintained by the same family since the late 1990's this superb home must be viewed to be appreciated in full. Offering well planned living accommodation with generous room proportions all flooded with natural light.

In brief you have a welcoming hallway, three sizeable reception rooms including an impressive games/snooker room. Well fitted kitchen diner, utility room, larder and W.C. To the first floor you have five generously sized bedrooms, master with built in cupboards and en suite. Bedroom two has a walk in wardrobe and dark room, bedrooms three and four also boast walk in wardrobes and you also have a family bathroom. The grounds are truly spectacular and encapsulate this home perfectly. With Sweeping lawns, mature trees, pond and patio area perfect for entertaining or relaxing all enjoying the delightful views over rolling fields. To the front of the property you have a walled boundary, front garden and ample off road parking leading to an integral double garage with workshop.

Spital is a highly sought after area with local amenities and more commercial shops in the nearby Croft Retail Park. Excellent commuting links throughout Wirral, Chester, Liverpool and afar with the M53 motorway close by along with Spital train station and bus routes. This property also falls within the catchment area for highly acclaimed schools for all age groups. A closer inspection is essential to appreciate this outstanding home in full.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 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.