



Atholl Duncan Drive, Upton, Wirral CH49 0WD

- Modern and Attractive Four Bedroom Detached Family Residence
- Former Show Home Appointed to a High Specification Throughout
- Contemporary Open Plan Living Kitchen Diner and Utility Room
- Three Further Sizeable Bedrooms, Second En Suite and Family Bathroom
- Spanning Approximately 1713 Square Foot of Living Space
- Hallway, Downstairs W.C, Bay fronted Sitting Room and Rear Lounge
- Landing with Study Space and Master Bedroom with En Suite Shower Room
- Driveway, Detached Garage Currently Used as an Office and Lovely Gardens



£440,000





















Description

With a delightful open front aspect, Move Residential are delighted to showcase this superb four double bedroom detached residence. A former show home this property has been constructed and appointed to the highest of standards spanning approximately 1713 square foot which must be viewed to be appreciated in full.

In brief you have a welcoming hallway with downstairs W.C, bay fronted sitting room and a large rear lounge with patio doors opening to the delightful rear garden. Impressive open plan living kitchen diner with contemporary fitted kitchen and utility room off. To the first floor you have a lovely nook on the landing which is perfect for a study/seating area. Master bedroom with en suite shower room, second double bedroom with en suite, two further bedrooms and a family bathroom.

Further benefiting from a driveway and detached garage which is currently used as a home office. Completing this home perfectly is the enclosed rear garden, beautifully manicured with patio and lawned areas. Upton is an increasingly popular area with a wealth of amenities and transport links along with excellent schools for all age groups.

EPC Summary

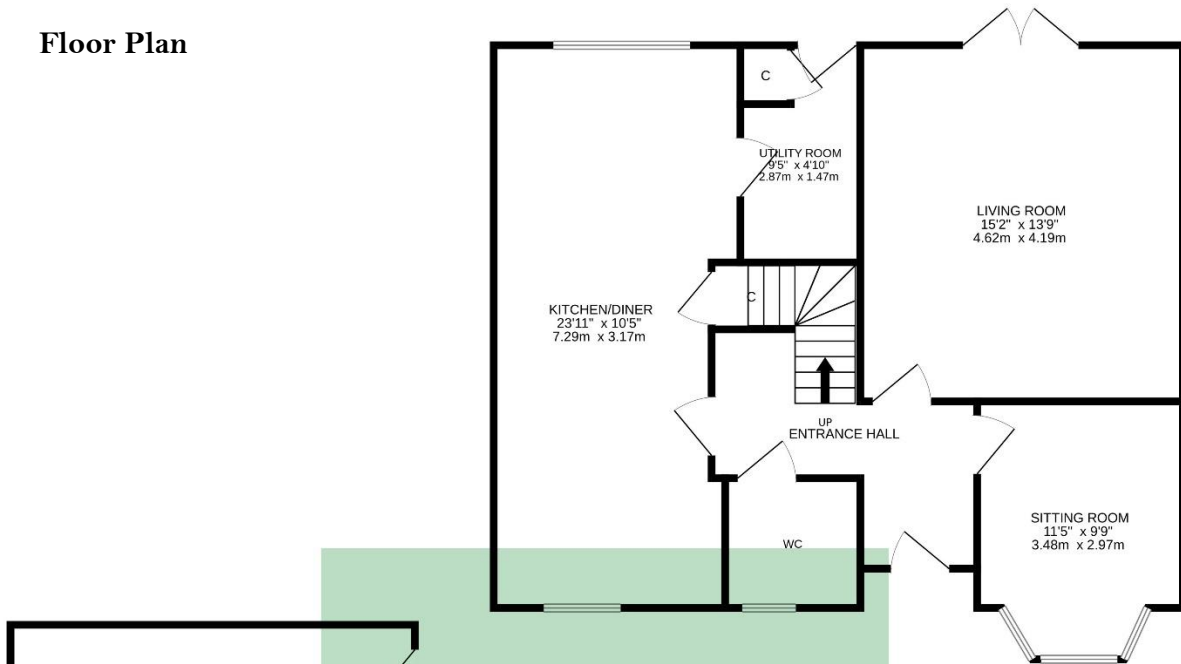
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

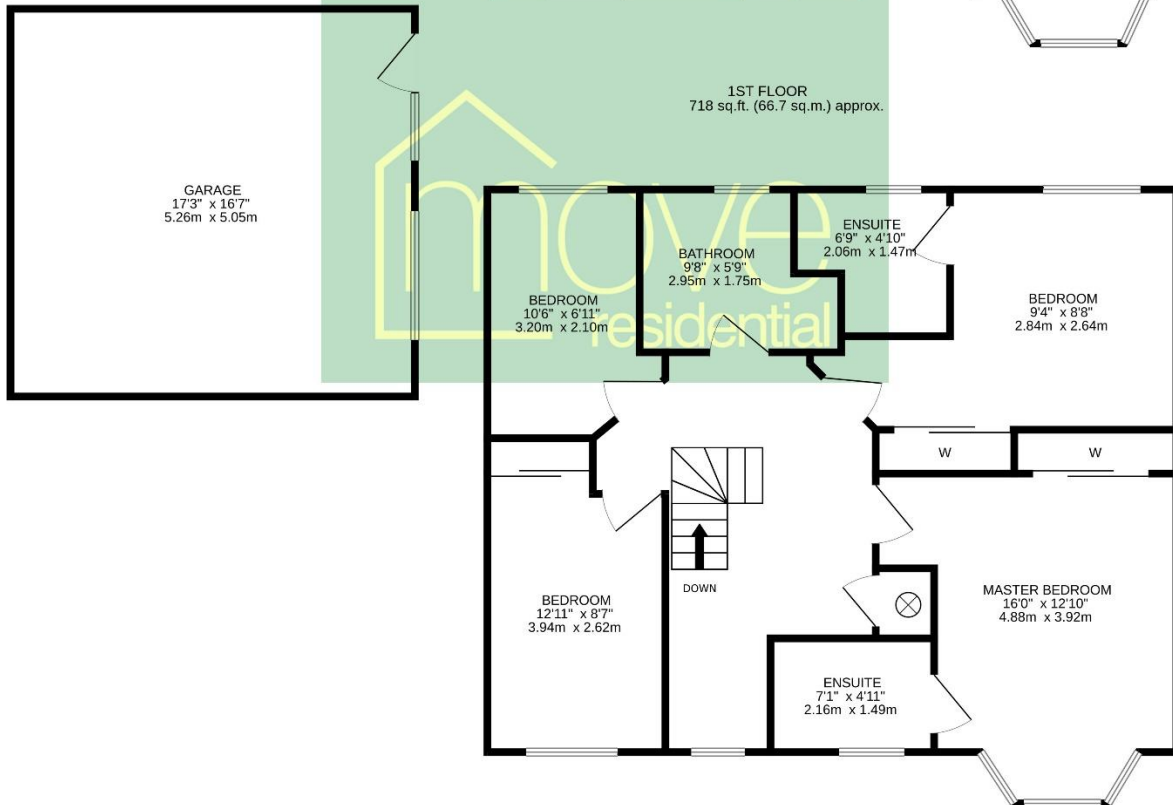
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for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

Floor Plan

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.2 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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