

Latchford Road, Wirral, CH60 3RW

£575,000

Council Tax Band: E



Located in the beautiful residential area of Gayton, this spacious four-bedroom semi-detached home is available for your family to simply move into and enjoy life in this marvellous part of the Wirral.

With superb interior and exterior space, the house is configured to appeal to modern families with open plan living at the heart of the home yet with a cosy, separate lounge for either parents or teens to retreat to for some quiet time.

The ground floor comprises an entrance hall with a downstairs W.C. and storage, access to the lounge overlooking the large driveway and a doorway to the rear living area and kitchen/diner.

This really is the heart of this lovely home, with feature fireplace and bi-fold doors which open on to the decking which in turn leads to the south-west facing garden. The decking has recently been re-fitted with a low maintenance composite deck plus glass balustrade so as not to interfere with the view of the garden.

The bespoke, hand painted, fitted kitchen provides an array of wall and floor storage with fitted hob, extractor and double oven. The worktop provides a touch of elegance and individuality with matching upstand and cooker splashback.

The rear of the kitchen opens out to the dining area with its vaulted ceiling and 4 Velux windows providing oodles of natural light. French doors provide you with an alternative route to the decking.

There is a useful utility area to the side, doubling as a boot room and storage area with the addition of loft access.

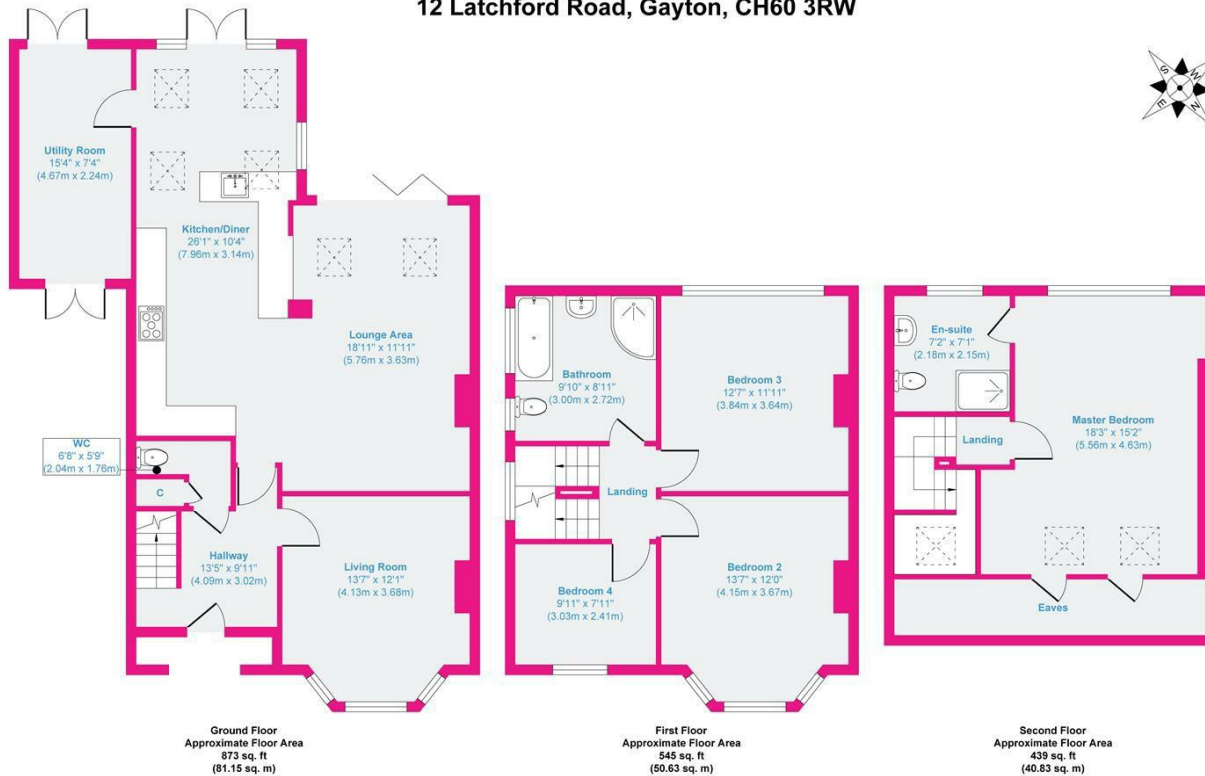
The stairs lead you to the first floor with two large double bedrooms and one slightly smaller guest room, plus a four-piece family bathroom. The top floor has been beautifully converted to house the master bedroom with ensuite and views over to Wales.

With recent work undertaken to the roof, exterior paintwork, deck and kitchen, this is most definitely a property that is just waiting for bags to be dropped, takeaway to be ordered and life to commence on move in day, why not make it yours?



Open House West Wirral

12 Latchford Road, Gayton, CH60 3RW



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 1857 sq. ft / 172.61 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

