



Saxon Road, Hoylake Wirral CH47 3AE

welcome to

Saxon Road, Hoylake Wirral

Stunning family home maintained to a high standard throughout. Perfectly located for access to the beach front, local shops and public transport links all within walking distance.



Property Description

On approach to the property, you can expect to find an entrance porch leading to the spacious hallway. Allowing access to all ground floor rooms including downstairs WC and utility room. The first reception room to the front of the property is bright with bay windows. At the rear of the property the second reception room allows access to the garden with bi-fold doors. The kitchen diner is modern and has bi-fold doors to the rear garden. Upstairs there are four bedrooms three of which are double rooms the master also benefits from fitted wardrobes allowing ample storage space. The family bathroom is finished to a high standard with separate bath and walk in shower.

Externally to the front the drive allows garage access and parking for multiple vehicles, at the rear you can expect to find a well-kept garden and patio area ideal for entertaining.

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Entrance Porch

Double glazed door to the front aspect with double glazed windows to the front and side, wooden parquet flooring.

Entrance Hall

Door to the front from the porch, parquet wooden flooring, double panel radiator.

Cloakroom

Single glazed window to the front aspect, WC, wash hand basin, single panel radiator, partially tiled walls and parquet wooden flooring.

Lounge

15' into bay x 12' 10" (4.57m into bay x 3.91m)
Double glazed bay window to the front aspect with a double panel radiator and a fitted carpet.

Second Reception Room

11' 6" max x 14' 3" (3.51m max x 4.34m)
Bi-fold doors leading out to the rear garden, gas fireplace, two wall lights, Karndean flooring with under floor heating.

Kitchen

21' 4" x 13' 7" (6.50m x 4.14m)
Fitted kitchen with wall and base units, induction hob with extractor fan, sink with one and a half bowls, double oven, built in microwave, integrated fridge, double glazed windows to the rear and side with bi-fold doors opening to the rear garden and Karndean flooring with under floor heating.

Utility Room

11' 6" x 13' 9" (3.51m x 4.19m)
Sink with drainer, base unit, plumbing for a washing machine, double panel radiator, Karndean flooring, composite door to the rear garden, and an under stairs storage cupboard.

Landing

Stairs from the hallway, double panel radiator, double glazed window to the side aspect loft access.

Bedroom One

15' 6" into bay x 12' 9" into wardrobe (4.72m into bay x 3.89m into wardrobe)
Double glazed bay window to the front aspect, carpeted, fitted wardrobes, chest of drawers, and a double panel radiator.

Bedroom Two

13' 7" x 11' 2" (4.14m x 3.40m)
Double glazed window to the rear aspect, carpeted, and a single panel radiator.

Bedroom Three

11' 6" x 8' 11" (3.51m x 2.72m)
Double glazed window to the rear aspect, carpeted, and a double panel radiator.

Bedroom Four

9' 9" x 7' 5" (2.97m x 2.26m)
Double glazed window to the front aspect, carpeted, fitted wardrobes, chest of drawers, and a single panel radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin, walk in shower, bath with a mixer tap and shower head, two chrome radiators, fully tiled walls and flooring and an extractor.

Front Garden

Block paved driveway allowing for parking for multiple vehicles, garage access and a planted garden area.

Rear Garden

Paved patio area with raised planted flower beds and a lawn area with well kept borders.

Integral Garage

Electric up and over door with power and light, and wall and base units.



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welcome to

Saxon Road, Hoylake Wirral

- Council tax band D
- Spacious family home
- Two reception rooms
- Downstairs WC & Utility room
- Front and rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£525,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. Details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A purchaser must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
MOR109369 - 0007

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