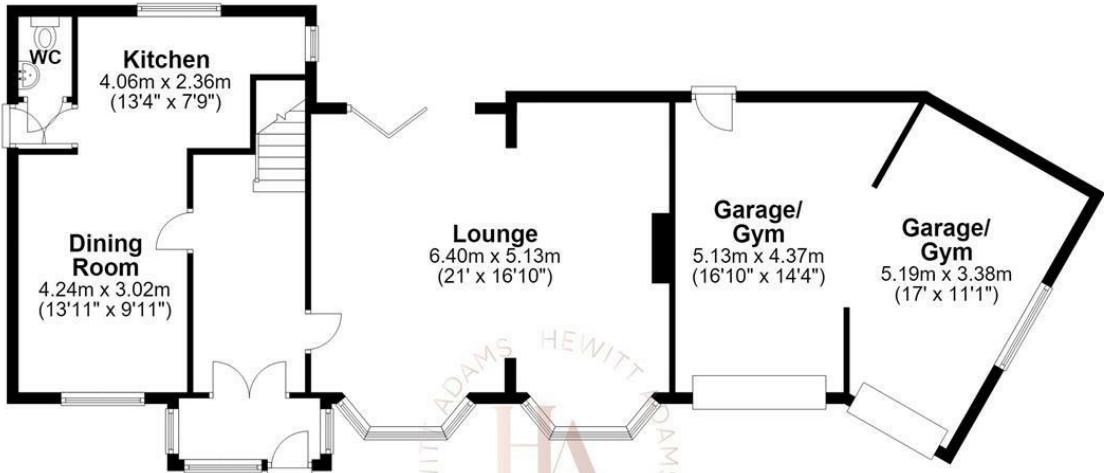




Ground Floor

Approx. 106.2 sq. metres (1143.4 sq. feet)



First Floor

Approx. 46.7 sq. metres (503.2 sq. feet)



Total area: approx. 153.0 sq. metres (1646.6 sq. feet)
For illustration purposes only - not to scale



Telegraph Road, Wirral, Merseyside CH60 8NA

£600,000

3 Bedroom 2 Reception 1 Bathroom

Looking for a modern, stylish detached home within walking distance of the heart of Heswall? This beautifully presented property offers the perfect balance of convenience and tranquillity, allowing you to enjoy all the shops, cafés, restaurants and amenities that Heswall has to offer, whilst being tucked away in a peaceful residential setting.

Finished to a high standard throughout, this impressive home is ideal for families, professionals or downsizers seeking low-maintenance, contemporary living in a highly desirable location.

In brief, the accommodation comprises a welcoming entrance hall, a spacious lounge/dining room complete with a feature media wall, a stylish shaker-style kitchen diner, a useful utility area and a downstairs WC.

To the first floor are three well proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a beautifully appointed modern family bathroom.

Externally, the property boasts a recently laid block-paved driveway providing ample off-road parking, an integral garage with a dedicated home gym area, and a private, landscaped rear garden—perfect for relaxing or entertaining.

A superb opportunity to purchase a turnkey home in one of Heswall's most sought-after locations. Early viewing is highly recommended.

Front Entrance

Into:

Porch

Tiled floor, double glazed doors into:

Hall

Staircase to first floor, radiator, power points, Karndean flooring

Lounge

21'0" x 17'2" (6.42 x 5.24)

Wood-panelled walls, power points, TV point, double glazed windows with shutters, bi-folding doors to the rear garden, media wall and fireplace, Karndean flooring

Kitchen Diner

22'5" x 13'4" (6.85 x 4.08)

NEW modern kitchen diner knocked into one space. With stylish fitted wall and base units, Quartz worktops, inset sink, integrated dishwasher, integrated microwave, space for Range-style cooker, space for American fridge freezer, double glazed windows with shutters, wood-panelled walls, radiator, power points, door out to side vestibule and the W.C, tiled floor

W.C

W.C, wash hand basin, tiled floor

UPSTAIRS

Bedroom One

11'1" x 13'10" (3.38 x 4.24)

Double glazed windows with fitted shutters, radiator, power points, fitted wardrobes

Bedroom Two

10'0" x 12'2" (3.07 x 3.72)

Double glazed windows with fitted shutters, radiator, power points, integral wardrobes

Bedroom Three

8'2" x 6'9" (2.49 x 2.07)

Double glazed window to front aspect with shutters, radiator, power points

Bathroom

Stunning modern bathroom bath with shower above, low level W.C, wash hand basin, fully tiled, towel rail

Loft

Fully boarded, insulated, and with lighting.

EXTERNALLY

Front Aspect - Block paved driveway parking for several cars. Side gate access to the rear.

Rear Aspect - SOUTH FACING rear garden with artificial lawn and patio.

Council Tax Band

E

