




**Constables**  
SALES & LETTINGS

Keswick Avenue, Wirral

£475,000



Set on the ever popular Keswick Avenue, this extended four or five bedroom detached family home offers spacious and beautifully presented accommodation, finished to a high standard throughout, perfect for modern family living.

Upon entering, you are welcomed by a bright entrance hallway leading through to a stylish front lounge, complete with a feature fireplace and a warm, inviting feel. To the rear, the home truly opens up into a stunning open plan kitchen, dining and living space. Recently fitted, the kitchen boasts sleek cabinetry, quality integrated appliances and a large central island, making it ideal for both everyday use and entertaining. Modern sliding doors and generous glazing flood the space with natural light and provide seamless access to the garden. A separate utility room and additional reception space add further practicality to the ground floor, with a snug / garden room and a fifth bedroom.

Upstairs, the property continues to impress with four well proportioned bedrooms, including a spacious principal bedroom with fitted storage. The remaining bedrooms are versatile, perfect for children, guests or home working. A modern family bathroom, finished to a high specification, completes the first floor.

Externally, the property benefits from a generous rear garden, mainly laid to lawn with a patio seating area, ideal for summer gatherings and a large shed at the rear of the garden. To the front, there is a driveway providing ample off road parking.

Situated in a sought after residential area of the Wirral, the property is within easy reach of local schools, amenities and transport links, making it an excellent choice for families.

A superb, turn key home that must be viewed to be fully appreciated.



# Constables

SALES & LETTINGS

- Five Bedroom Detached Family Home
- Large Landscaped Garden
- Highly Sought After Location
- Utility Room
- Open Plan Kitchen / Diner
- Downstairs Bathroom

### Porch

### Entrance Hall

### Living Room

18'6 x 12'5 (5.64m x 3.78m)

### Kitchen / Diner

15'3 x 22 (4.65m x 6.71m)

### Utility

### Fifth Bedroom

17'3 x 8'6 (5.26m x 2.59m)

### Snug

12'3 x 8'6 (3.73m x 2.59m)

### First Floor

### Master Bedroom

13'11 x 12'5 (4.24m x 3.78m)

### Second Bedroom

13'9 x 12'5 (4.19m x 3.78m)

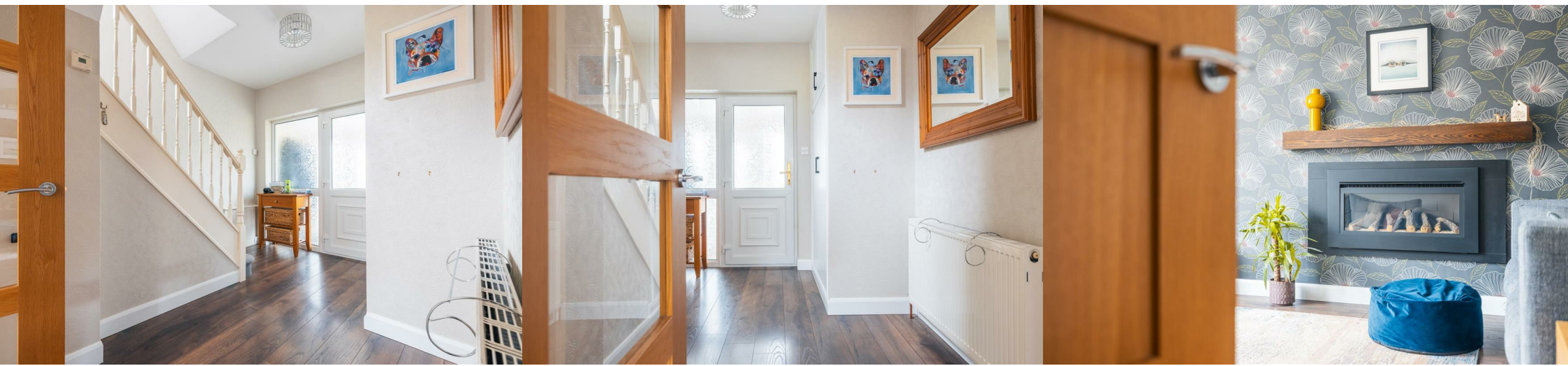
### Third Bedroom

10'2 x 9'2 (3.10m x 2.79m)

### Fourth Bedroom


9 x 9'2 (2.74m x 2.79m)

### Family Bathroom



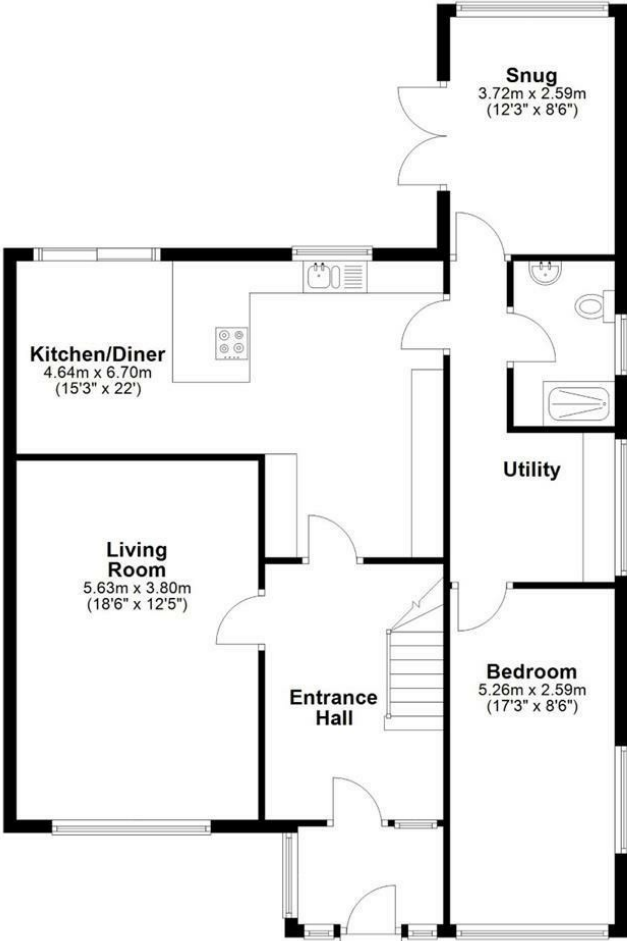


# EPC & Floor Plan

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

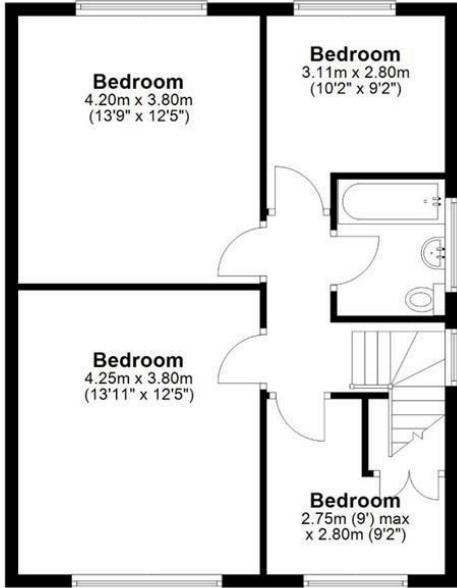
## Ground Floor

Approx. 100.2 sq. metres (1078.5 sq. feet)

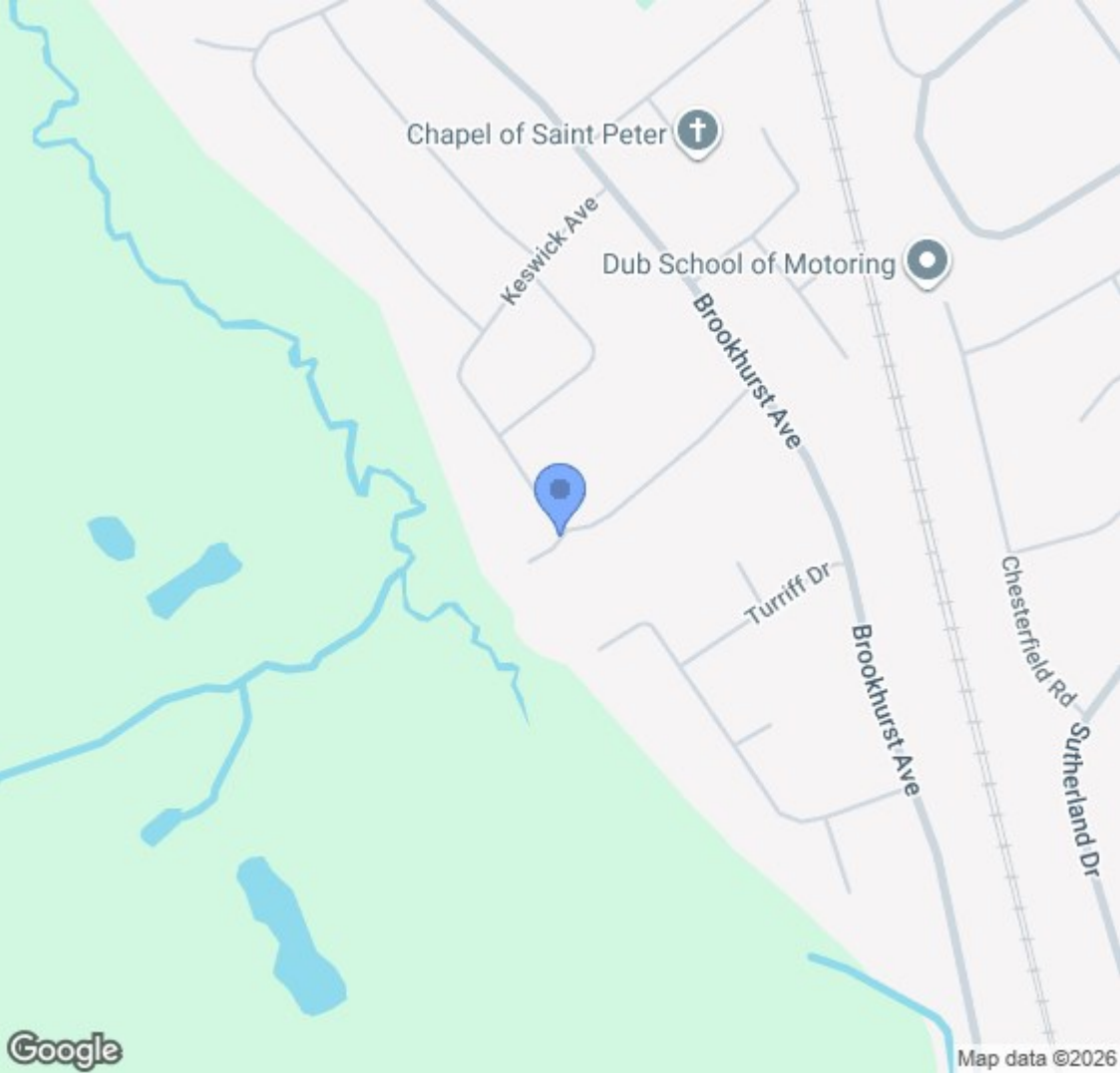
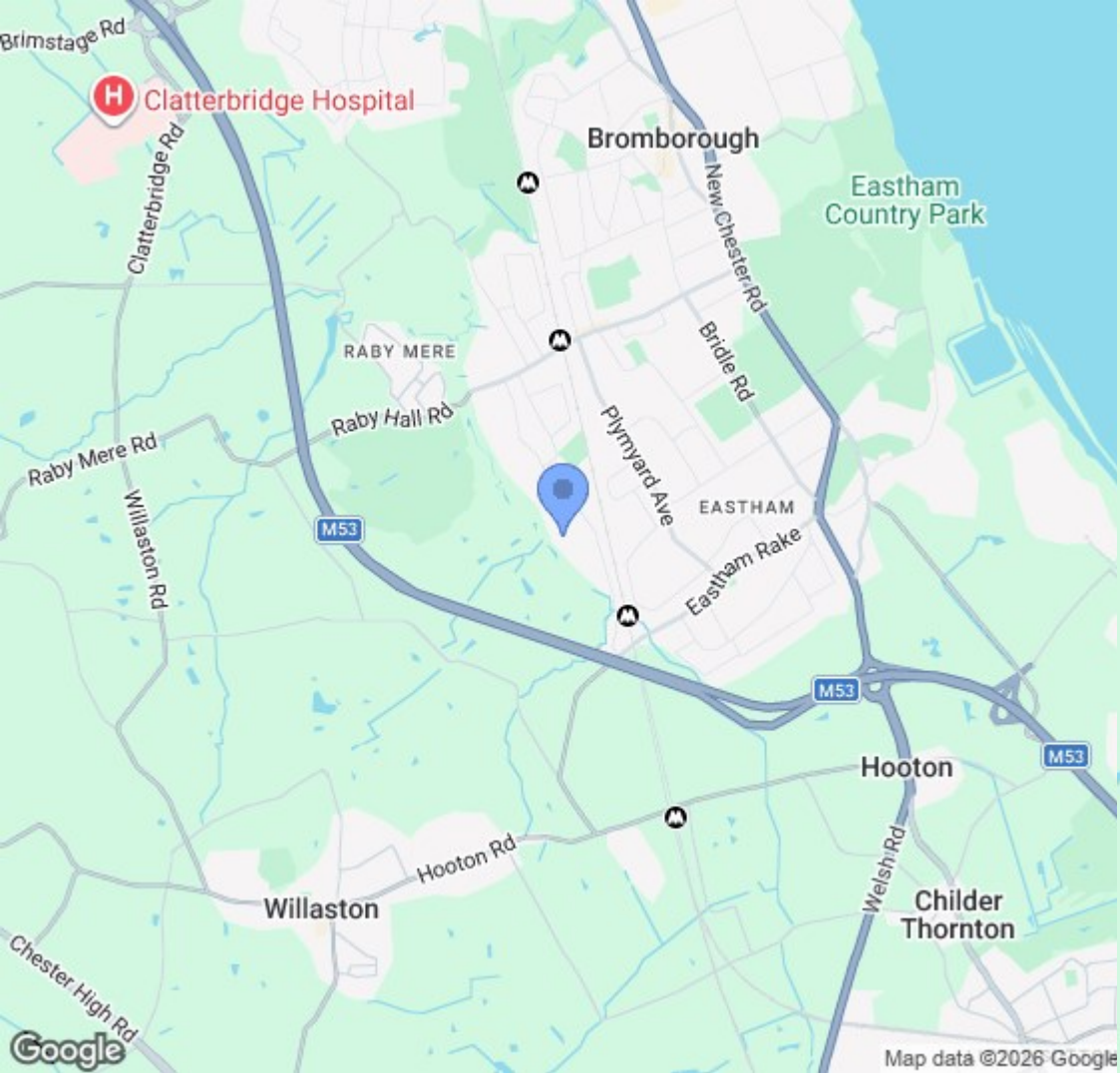


## First Floor

Approx. 58.6 sq. metres (630.9 sq. feet)



Total area: approx. 158.8 sq. metres (1709.5 sq. feet)  
**40 Keswick Avenue, Bromborough, WIRRAL**



Location Map

# Constables

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