

FOR SALE

£825,000

The Paddock, Heswall, Wirral, Merseyside. CH60 1XJ



Something a bit special! This is one of those rare occasions where something truly remarkable hits our marketplace. This four bedroom, executive, detached family home in Heswall has been renovated to the highest of standards and sits in the catchment area for excellent local schools.

With ample off road parking to the front, you cannot be anything but instantly impressed upon entry.

Setting foot into the ground floor you are welcomed by this spacious entrance hallway with a gorgeous reception area and modern staircase with glass panelling which really sets the tone for what is to follow.



## Ground Floor

### Entrance Hallway

### Office

6' 0" x 5' 7" (1.83m x 1.70m)

### Lounge

12' 10" x 17' 3" (3.91m x 5.26m)

### Garden Room

11' 4" x 10' 6" (3.45m x 3.20m)

### Kitchen/Diner

18' 3" x 17' 0" (5.56m x 5.18m)

### Sitting Room

14' 8" x 11' 11" (4.47m x 3.63m)

### WC

### Laundry Room

### Utility Room

8' 9" x 4' 1" (2.67m x 1.24m)

## First Floor

### Bedroom

17' 7" x 11' 8" (5.36m x 3.56m)

### Bedroom

10' 11" x 9' 10" (3.33m x 3.00m)

### Bedroom

10' 11" x 8' 4" (3.33m x 2.54m)

### Bedroom

10' 11" x 9' 8" (3.33m x 2.95m)

### Bathroom

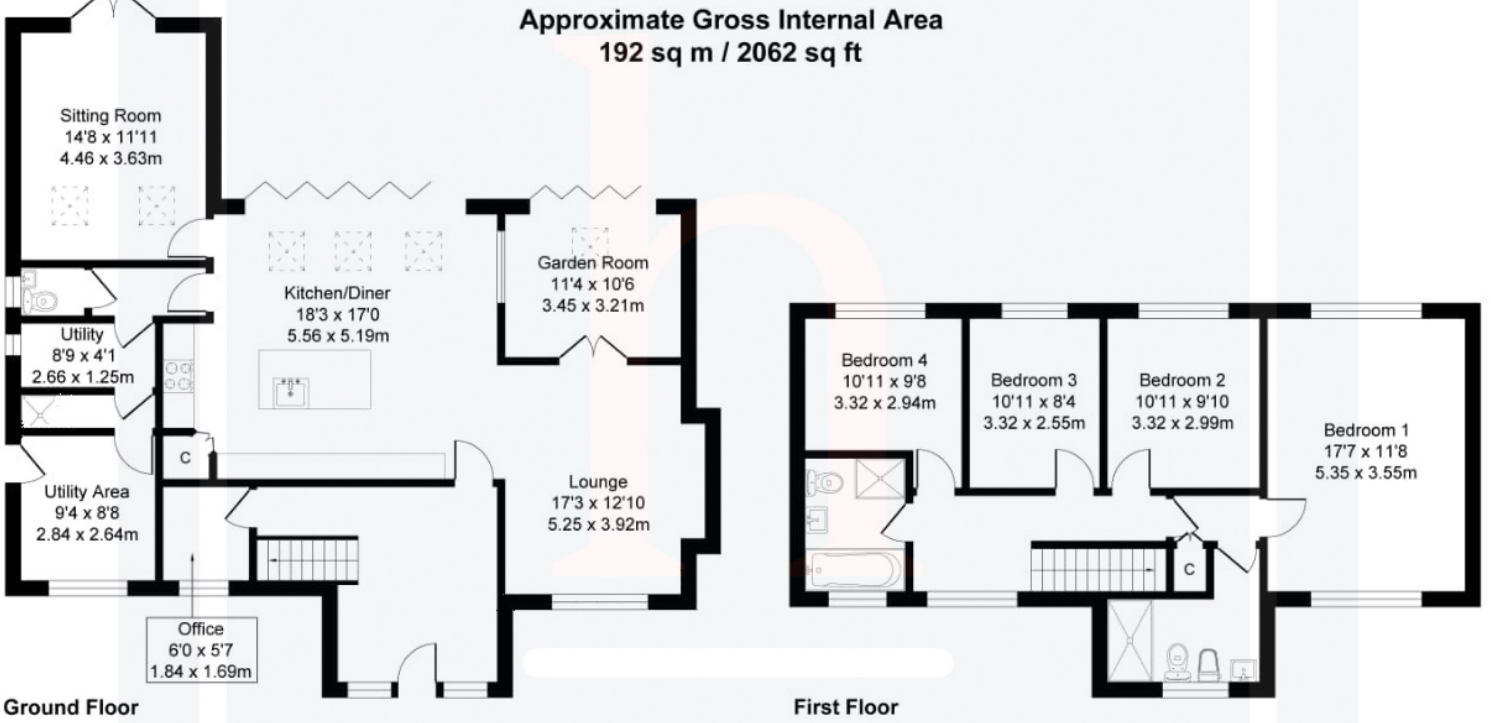
### Bathroom











Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	71
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	