

FOR SALE

£1,100,000

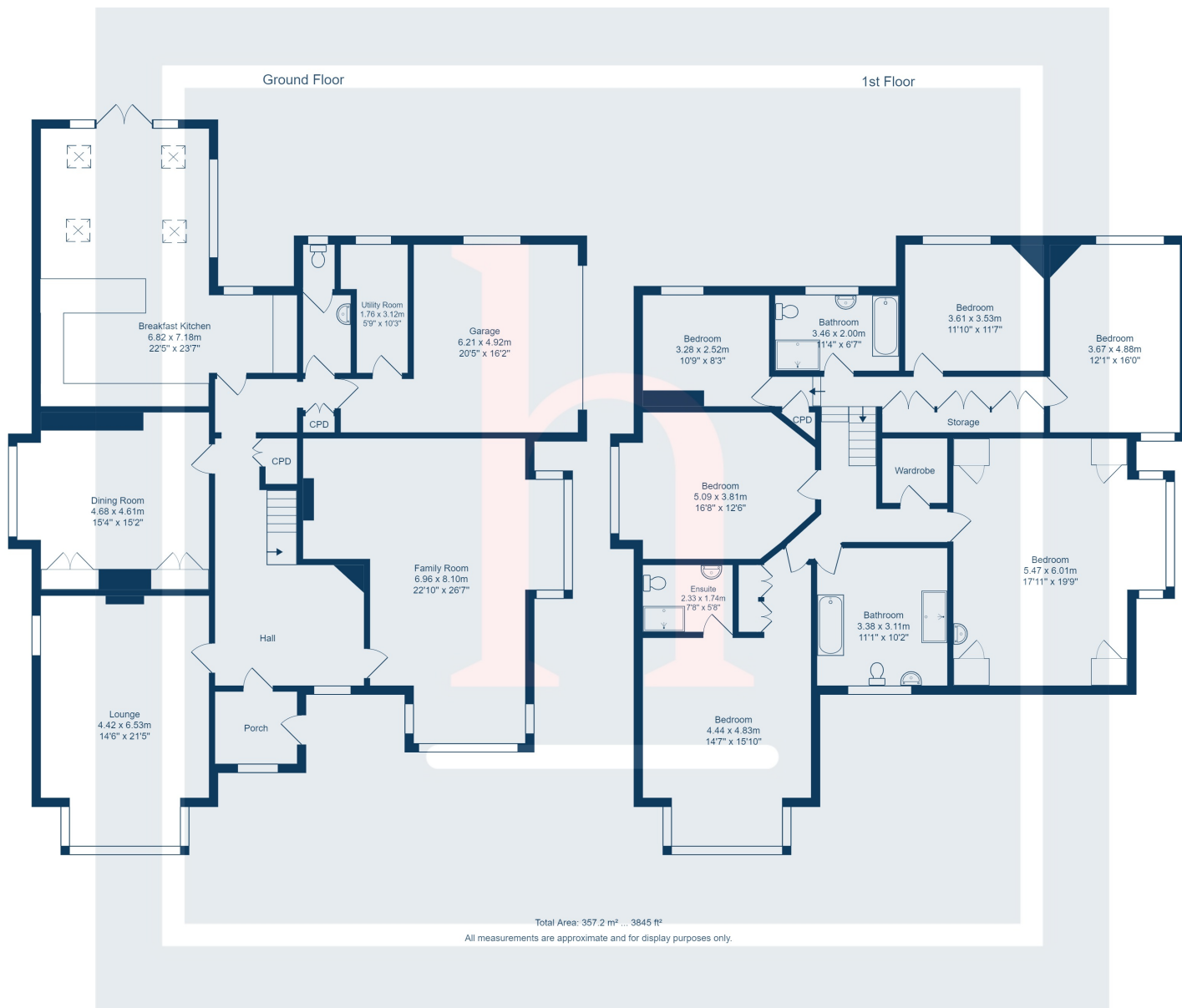
Meols Drive, Hoylake, Wirral. CH47 4AG



Fantastic Detached Family Home in a Substantial Plot! Built in 1905 this impressive Edwardian residence offers a superb combination of space, modern luxury, character charm and features and is surrounded by beautifully landscaped and maintained private gardens and grounds. Occupying a corner position of the prestigious Meols Drive and Winnington Road this property provides tremendous convenience with all of West Kirby's amenities only a short stroll away. 'Merecote' is a larger than average home which has been carefully extended to create well-proportioned living accommodation suitable for any large family as well as great flexibility to satisfy the needs of most buyers. Seldom does a property of such scale, quality and class come to the market and we highly recommend a closer inspection in order to fully appreciate everything that this exceptional home has to offer.







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>		<b>72</b>
(55-68)	<b>D</b>	<b>57</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	