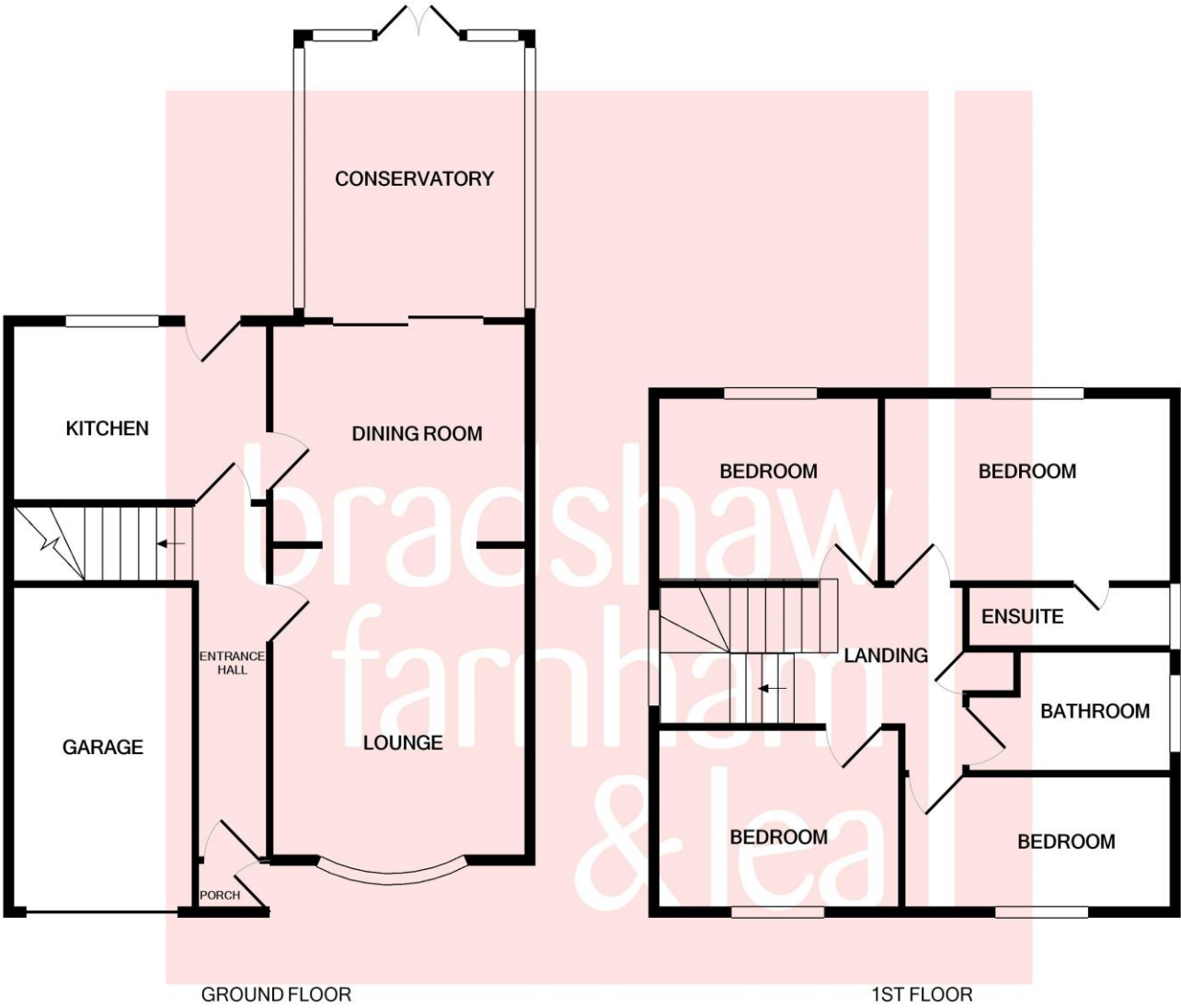


Explore the property...

EPC & Floor Plans

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



Measurements are approximate. Not to scale. Illustrative purposes only  
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Tenure:

The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

Contact Bradshaw Farnham & Lea - Heswall  
Call - 0151 348 4488  
Email - heswall@bflhomes.co.uk  
Visit - 7 Pensby Road Heswall



25 Dale View Close  
CH61 1DU

£325,000

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& lea



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To arrange a viewing call us on  
0151 348 4488
- Well Maintained Four Bedroom Detached Family Home
  - Immaculately Presented and Well Planned Family Living Space
  - Situated in the Sought After Residential Area of Barnston
- Lounge, Diner, Modern Kitchen, Conservatory
  - Master with En Suite and Family Bathroom
  - Benefitting From Off Road Parking and a Integrated Single Garage



## About the property...

Immaculately presented and well maintained, Bradshaw Farnham and Lea are delighted to present this modern four bedroom detached family home. Situated in the sought after residential area of Barnston the property briefly comprises; entrance hall, spacious lounge, dining room, a well fitted kitchen and conservatory. To the first floor you have the master bedroom with an en suite, two further double bedrooms, fourth bedroom and family bathroom. Further benefitting from a driveway providing ample off road parking, integral garage, a private well maintained rear garden, gas central heating and double glazing throughout. A closer inspection is essential to fully appreciate this family home.

## About the location...

Bear left from the agents office, continue through to Pensby village and upon the traffic lights at Fishers Lane turn right into Gills Lane, then first left into Dale View Close and the property will be found on the left hand side.

