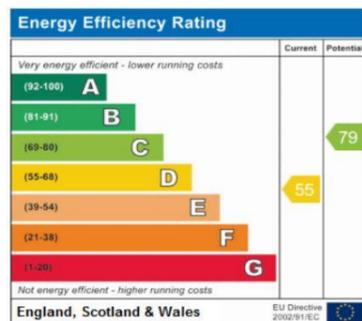


Explore the property...

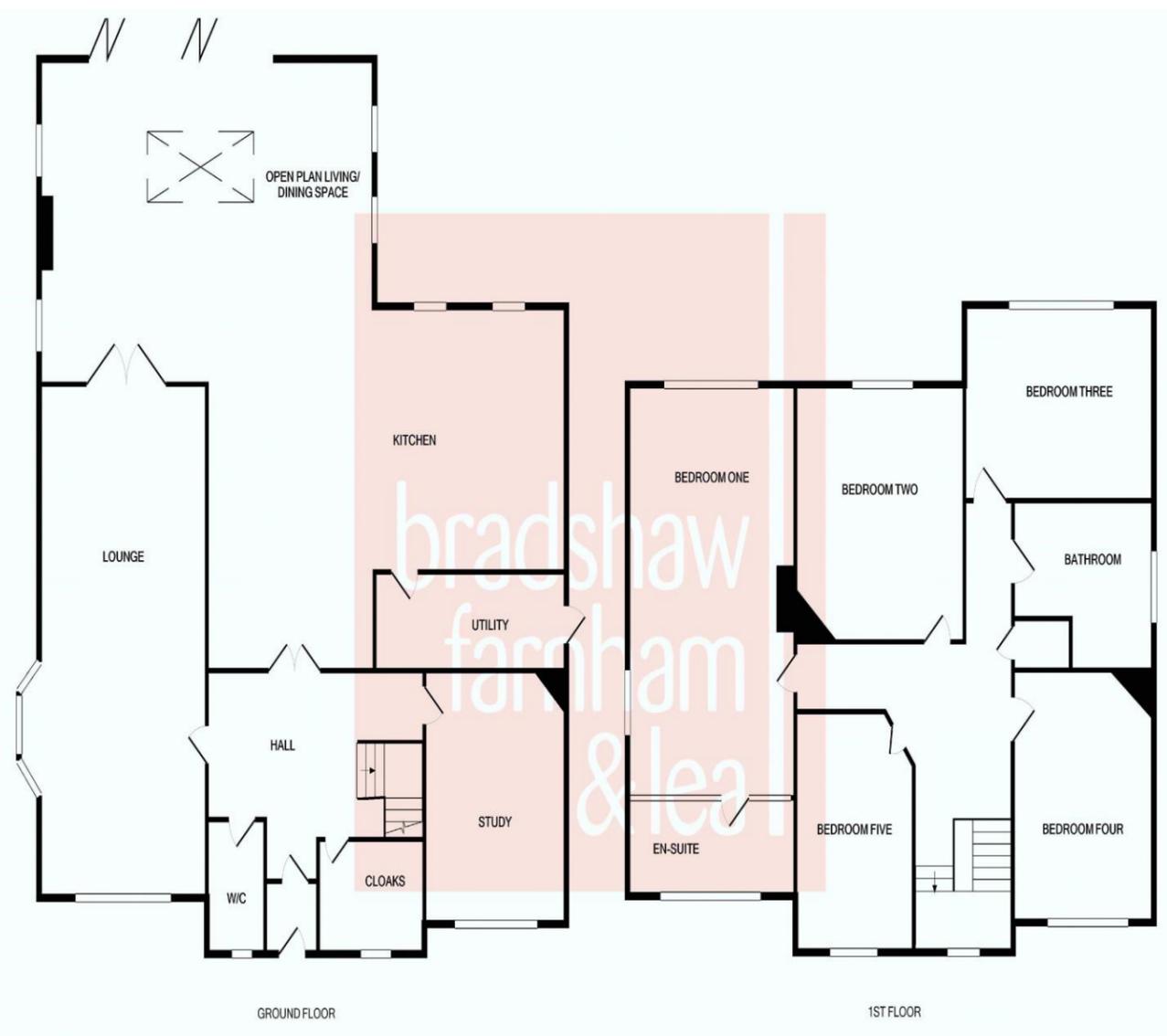
EPC & Floor Plans



1 Eddisbury Road  
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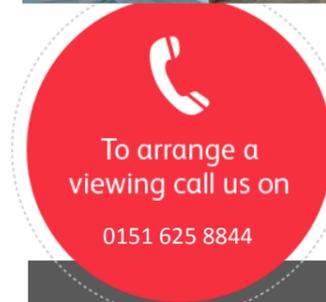
Tenure: Freehold



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.

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### About the property...

Every once in a while something truly spectacular comes to market and this delightfully well presented detached executive home is certainly up there as one of the most impressive for some time. Having been recently extended and tastefully refurbished by the owners the property boasts generous living accommodation to include reception hall, lounge, snug/study and a magnificent open plan living, dining kitchen space to the rear. Five spacious bedrooms (master with en-suite) and stylish four piece family bathroom are found on the first floor. The property also offers ample off road parking, a detached garage and extensive landscaped gardens and patio to the side and rear. Further benefits include gas central heating, double glazing, utility, dswc and is offered with no onward chain. We strongly recommend a viewing to fully appreciate everything this beautiful property has to offer.

### About the location...

From the Agent's office proceed along Meols Drive and Winnington Road can be seen on the right hand side after passing Hoylake Lawn Tennis Club. Turn right into Winnington Road, which in turns leads to Eddisbury Road.

