



**HOSCOTE PARK, WEST KIRBY**

CH48 0QN

**£825,000**

bradshaw  
farnham  
& lea

# 3 HOSCOTE PARK

CH48 0QN

- Period family home
- Six bedrooms
- Two bathrooms
- Viewings highly recommended
- Sunny rear garden
- Off road parking with double garage

BEAUTIFULLY PRESENTED AND READY TO BE YOURS IS THIS WONDERFUL FAMILY HOME IN THE CONVENIENT HOSCOTE PARK IN CENTRAL WEST KIRBY. WHETHER IT IS THE PROMENADE, THE SHOPS, BARS AND BOUTIQUE EATERIES; THIS LOVELY PROPERTY IS ONLY A SHORT STROLL TO ALL.



## DISTANCE

WEST KIRBY 2.2 MILES  
HESWALL 3.4 MILES  
LIVERPOOL 11.5 MILES  
CHESTER 16.5 MILES

## GROUND FLOOR

- Entrance Hall
- Living Room
- Dining Room
- Downstairs WC
- Kitchen
- Utility Room

## FIRST FLOOR

- Three Bedrooms
- Family Bathroom

## SECOND FLOOR

- Three Bedrooms
- Kitchen 2
- Bathroom





## DESCRIPTION

Beautifully presented and ready to be yours is this wonderful family home in the convenient Hoscote Park in central West Kirby. Whether it is the promenade, the shops, bars and boutique eateries; this lovely property is only a short stroll to all.

This impressive six double bedroom period property is complimented by high ceilings and generous rooms. The accommodation comprises of living room, dining room, downstairs WC, kitchen and utility room. To the first floor there are three generous bedrooms and family bathroom and to the second floor there are a further three bedrooms, second kitchen and a bathroom. Externally, the property boasts a sunny rear garden with patio area, an extensive driveway providing off-road parking for multiple cars and three garages, one of which has been converted in to a wonderful bar area to enjoy summer evenings with friends and family.

Viewings are highly recommended to fully appreciate all this family home has to offer.



## PROPERTY INFORMATION

**Address:** 3 Hoscote Park, West Kirby, CH48 0QN.

**Tenure:** Freehold.

**Council Tax:** Tax Band E. £2,433.74 payable for 2022/23.

**Local Authority:** Wirral Council. Telephone 0151 606 2002.

**EPC Rating:** TBC.

**Total Floor Area:** 3,225 SQ. FT.

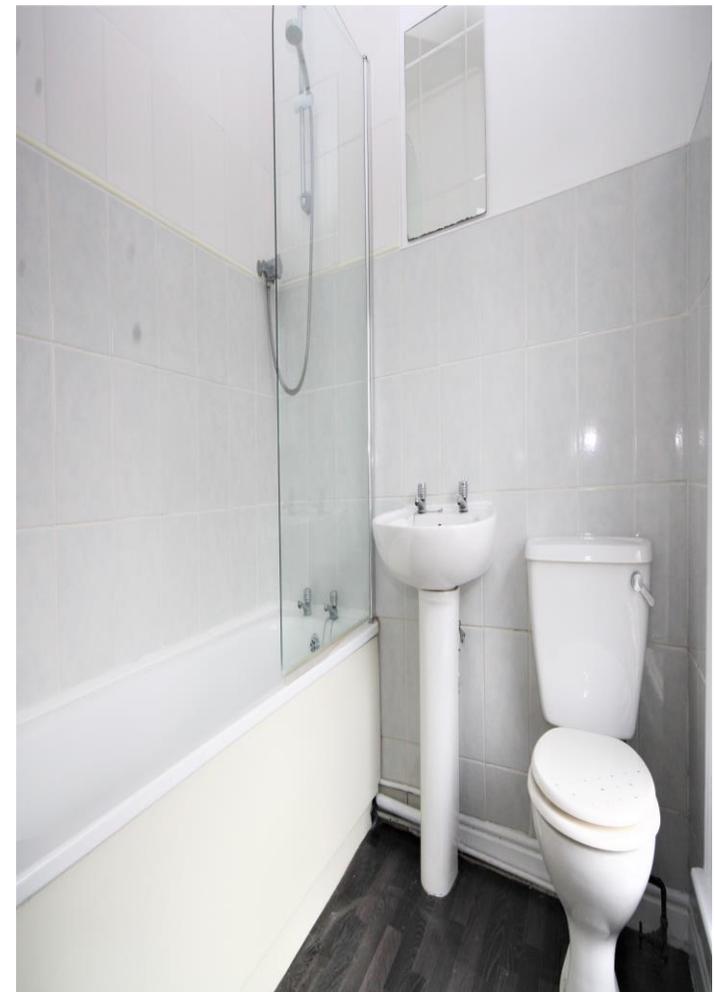
## NEARBY ACTIVITIES

In the nearby town of West Kirby, there is a plethora of activities such as; windsurfing, kayaking, sailing, running & many tennis courts. If you're after caffeine, there are plenty of places to choose from such as Aubergine Café, Green Onions Café, Rubens Coffee, The Nook, Love Brownie and many more!

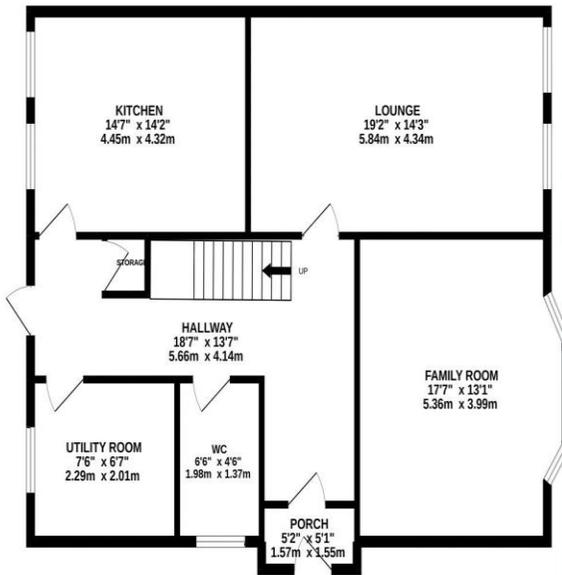
For food, Grange Road is home to Karma Indian Food, West Kirby Tap, Figo's Mediterranean Kitchen and Forza Italian whilst on Banks Road you can find Est Italian, The Tapas Kitchen and Royal Benegal Restaurant. If BBQ food makes your mouth water, then check out Hickory's on Village Road!

Furthermore, New Brighton offers a wide range of attractions and facilities, including Bubbles, The Light Cinema, The Floral Pavilion Theatre, Championship Adventure Golf, and an amusement arcade which includes a fairground.

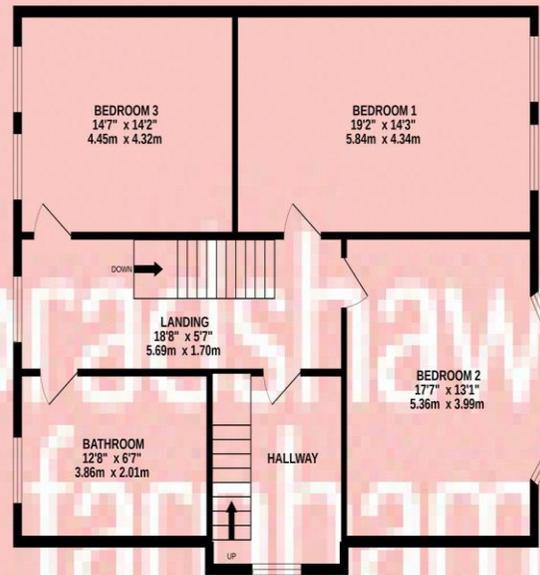
The Lady Lever Art Gallery is housed in a beautiful 1922 building in serene surroundings. It is home to an excellent collection of British art as well as international art from Ancient Rome, China and Greece.



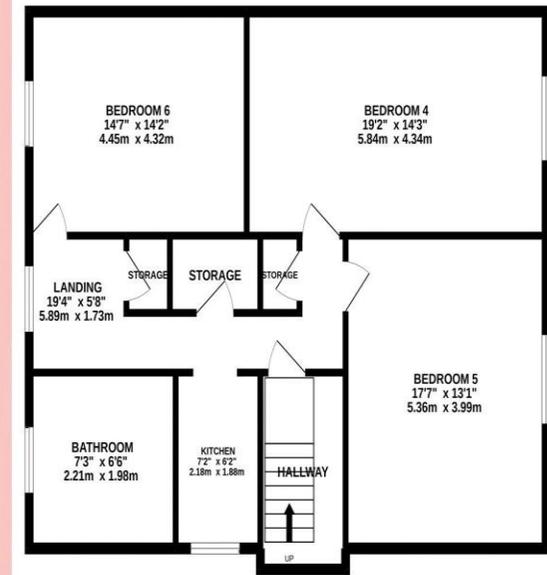
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## DIRECTIONS

From our West Kirby office, proceed left along Banks Road and take the second turning on the right into Hoscote Park.

## VIEWING ARRANGEMENTS

Strictly by appointment via the agent. For all enquiries, please contact the sales office on 0151 625 8844.



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Email: westkirby@bflhomes.co.uk  
[www.bflhomes.co.uk](http://www.bflhomes.co.uk)

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