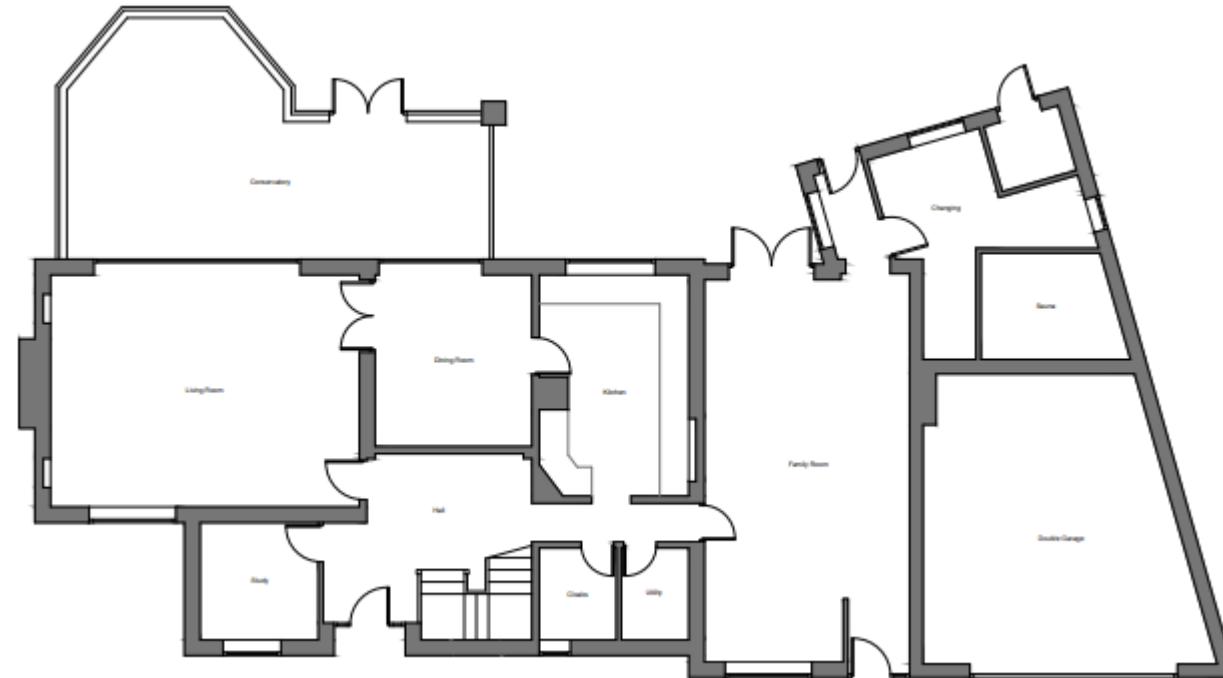


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Tenure:

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.

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## About the property...

A rare opportunity to purchase an outstanding detached residence situated in a select cul-de-sac location within the sought after residential neighbourhood of Caldy. Sitting within extensive landscaped gardens the property boasts a well designed floorplan offering superb family accommodation with many outstanding features to include the Leisure Suite complete with Sauna and Heated Outdoor Pool. In brief the property consists of office, kitchen, spacious lounge and second sitting room, downstairs W.C and utility. To the first floor there are 4 double bedrooms, two with ensuite shower rooms. Externally the property is approached via a dual entrance driveway with retained boundaries with lawn and flower beds stocked with seasonal planting, hedge screening. Gates giving access to side service passageway, mature trees, sensor lighting, alarm system. To the rear there is an extensive landscaped garden, tennis court, central feature with seasonal and palm planting, feature lighting, York stone terrace rising to lawn, water feature, gardener's shed, second shed, timber 'Wendy House', 'Play Fort'. Side block paved pathways leading to front of property with feature 'climbing wall', compost area to rear with timber gate access and sandstone boundary wall. An interior view is essential to fully appreciate both the extensive living accommodation and location.



## About the location...

Proceed from the West Kirby sales office up Grange Hill continuing along Column Road down to Caldy roundabout. Continue across the roundabout turning first left into Pikes Hey Road. The property will be seen some way along on the right hand side.



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