



**Dale End Road, Barnston, Wirral, CH61
1DD
Offers Over £650,000**

HUNTERS®
EXCLUSIVE



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Road, Barnston, Wirral, CH61 1DD
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Hunters are pleased to showcase this home of undeniable interest and appeal. It is the location which is the key feature, the dormer house being situated in a sizeable plot of immense size, interest and appeal which comprises a multi-level terraced garden in addition to practical level areas surrounding.

Being far more than its apparent appearance, it is a home which will reward those willing to maintain and develop what it has to offer. The net result being a home which quite frankly, works on a number of levels. On the one hand it is to be enjoyed as is, enjoying the peace and serenity and with large 28ft home office, it is thus ideally suited to those working from home, furthermore this would double as garden retreat or a fantastic entertaining room. The other option of course, is to develop this superbly sited home, subject of course to any necessary consents being obtained.

The current internal accommodation briefly comprises; hall, lounge, dining room, conservatory, kitchen, utility room, bathroom and ground floor bedroom. There are two further first floor bedrooms and shower room. Externally, it encompasses an extensive chipping forecourt with large multi-car garage. Further lawns to rear as well as fuel store, culminating in a 28ft home office. The whole property is situated in a sylvan setting of neighbouring trees forming a wooded backdrop.

Please note the property is on septic tank drainage.

Brockenhurst is offered with no ongoing chain.





ENTRANCE

Front entrance door leads to:-

HALL

With radiator and strip white oak flooring.

LOUNGE

18'10" x 13'3"

With strip light oak flooring, slate hearth with multi fuel log burner, radiator and patio doors leading to conservatory. Open access to apsidal shaped:-

DINING ROOM

10'6" x 9'11" Please note irregular shape

Light oak flooring and superb garden views.

CONSERVATORY

13'3" x 7'0"

With rear access and Karndean flooring.

KITCHEN

12'0" x 11'5" Please note irregular shape

Fitted with a range of panel wall and base units with rolled edge work surfaces featuring a stainless steel sink unit, wine cooler and four ring gas hob with built in electric oven. Towel ladder, window to side, fridge freezer and chimney style cooker hood.



UTILITY ROOM

With stainless steel sink unit, plumbing for automatic washing machine and door providing rear access.

BATHROOM

11'5" x 8'9"

Radiator, window to front, shower cubicle, panel bath, low flush WC and pedestal wash basin.

GROUND FLOOR BEDROOM

13'4" x 11'4"

With radiator, window to front and light oak flooring.

FIRST FLOOR

Staircase leads to first floor landing. Please note the barley twist spindles.

BEDROOM ONE

15'6" x 15'0"

Radiator, window to rear and exposed floorboards.

BEDROOM TWO

11'5" x 15'0"

With radiator, window to front and access to boarded loft.



SHOWER ROOM

With corner quadrant shower cubicle, vanity wash hand basin, low flush WC and concealed cistern. Window to side and Karndean flooring.

OUTSIDE

Front chipping forecourt with gated access leading through to side patio area.

Garage - 27'10" x 15'6"

With ladder to mezzanine level.

Further rear multi-level lawned garden areas with mature trees and shrubs.

Home Office - 28'3" x 15'4"

With further underfloor storage area.

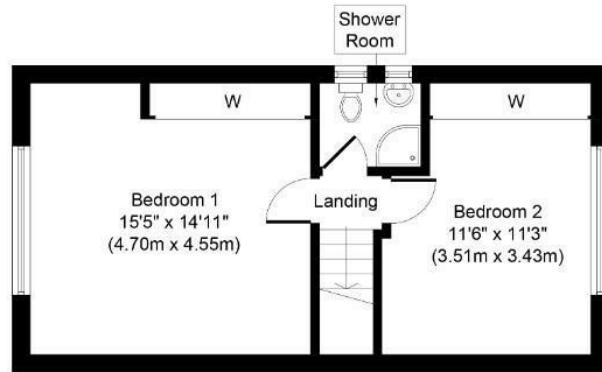


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		67
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

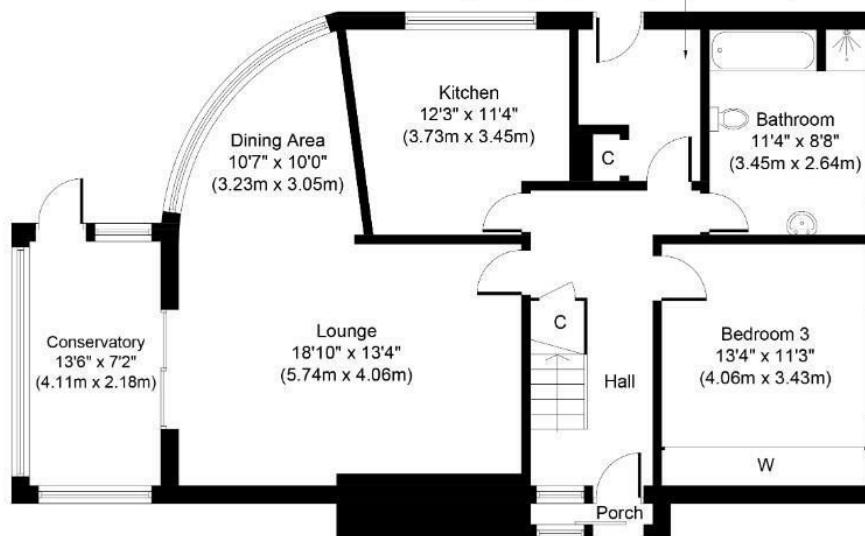
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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First Floor
Approximate Floor Area
461 Sq. ft.
(42.8 Sq. m.)

Utility
8'4" x 6'8"
(2.54m x 2.03m)



Ground Floor
Approximate Floor Area
1047 Sq. ft.
(97.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, insurance and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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