



Total area: approx. 209.5 sq. metres (2255.1 sq. feet)



Dibbinsdale Road, Wirral, Wirral CH63 0HQ

Auction Guide £480,000

 5 Bedroom  2 Reception  2 Bathroom  C

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £480,000

This DETACHED 5 bedroom Kit House style home was built in 1981. At just over 2,000 SQFT the property offers SPACIOUS, LIGHT & AIRY accommodation spread pleasingly across three floors.

With a SOUTH WESTERLY FACING ASPECT offering a WOW-FACTOR raised composite sun-terrace and balcony overlooking the grounds and River Dibbin.

AUCTIONEERS COMMENTS:

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Front Entrance

Into:

Porch

Door to:

Dining Hall

14'11" x 16'2" (max) (4.56 x 4.94 (max))

Staircase to first floor, radiator, power points, feature fireplace, double glazed window offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, leading to the family lounge and to the kitchen

Shower-Room

Comprising shower, low level W.C, wash hand basin, double glazed window

Lounge

23'3" x 16'2" (7.10 x 4.94)

Double glazed windows offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, feature fireplace, radiator, power points, TV point, double glazed sliding door to elevated balcony overlooking the wonderful garden

Kitchen

9'10" x 16'2" (3.01 x 4.94)

Stylish modern Shaker style fitted kitchen with Quartz worktops, Quartz topped breakfast bar placed beneath a window offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, inset sink and drainer with Quooker instant hot water tap, integrated appliances that include dishwasher, washing machine, microwave, fridge and freezer, Rangemaster style cooker, door to:

Orangery

19'2" x 12'7" (5.86 x 3.85)

Impressive large 'steepled' Orangery/Conservatory with radiators, power points, double glazed patio doors leading to the LARGE BALCONY TERRACE with glass balustrades offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley and the gardens

FIRST FLOOR

Bedroom One

13'1" x 14'6" (4.01 x 4.44)

Double glazed windows offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, radiator, power points, wardrobes

Bedroom Two

11'4" x 13'1" (3.47 x 4.00)

Double glazed window offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, radiator, power points, wardrobes

Bedroom Three

8'1" x 12'4" (2.47 x 3.78)

Double glazed windows offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, radiator, power points

Bathroom

Comprising shower, bath, low level W.C, wash hand basin, towel rail, offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley

SECOND FLOOR

Bedroom Four

17'7" x 5'8" (5.38 x 1.74)

Double glazed window offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, radiator, power points

W.C

W.C, wash hand basin

Bedroom Five

23'5" x 5'8" (7.16 x 1.74)

Double glazed window offering INCREDIBLE VIEWS across the gardens and the Dibbin Valley, radiator, power points

EXTERNALLY

With off-road driveway parking for five cars, garage x 2, and a car-port. With SPECTACULAR gardens that are SOUTH WESTERLY facing with pristine lawns, established flowerbeds, pond and mature trees and the River Dibbin as a backdrop.

Garage x 2

Electric up & over doors, housing the combi boiler

Car-Port

The underside of the large raised balcony terrace - this is a HUGE space that could readily be converted into a games-room, home gym or alternative accommodation - subject to planning regs and consents.

