



## Rectory Lane, Wirral, CH60 4RY

**£895,000**



4 Bedroom



2 Reception



1 Bathroom



Bar

Set on a generous plot along one of Lower Heswall's most prestigious roads, this beautifully modernised detached home offers an exceptional opportunity to secure a standout property in one of the Wirral's most sought-after locations. Even better, it's offered with no onward chain, making for a smooth and straightforward move. From the moment you step inside, the home feels instantly bright, airy and welcoming, with natural light pouring in and enhancing the sense of space throughout. The ground floor begins with an impressive dining hallway featuring elegant parquet flooring, which continues seamlessly into the large living room — perfect for relaxed evenings and entertaining guests.

At the heart of the home sits the superb kitchen diner, designed with both style and practicality in mind. With a central island, generous storage, integrated appliances and a handy utility room, this is a space made for modern living. The utility room also provides internal access to the integral garage, adding convenience. Upstairs, you'll find four well-proportioned double bedrooms - all enjoying wonderful estuary views and two benefiting from built-in wardrobes, alongside a sleek and modern family bathroom completing the first floor.

Outside, the property continues to impress. A substantial driveway provides ample off-road parking, while the rear offers a private patio area ideal for al fresco dining. To the front and side, the home is framed by an expansive and beautifully maintained lawned garden — perfect for families, keen gardeners, or anyone who loves outdoor space.

And the location? Simply superb. Just a short stroll from the Wirral Way and the Dee Estuary, it's ideal for walkers, runners and nature lovers alike. Two highly regarded primary schools are close by, and the vibrant shops, restaurants and bars of Heswall are all within easy walking distance.

### Front Entrance

Into;

### Porch

Tiled floor, door into;

### Dining Hall

14'0" x 10'2" (4.29 x 3.10)

A fabulously inviting and versatile space with parquet flooring, radiator, power points

### Living Room

19'1" x 10'10" (5.84 x 3.31)

Parquet flooring, radiator, power points, TV point

### Kitchen Diner

15'7" x 13'6" (4.77 x 4.14)

Stylish modern shaker style kitchen with fitted wall and base units, central island with quartz worktops, inset sink, integrated appliances, double glazed window, door to;

### Utility

5'6" x 4'11" (1.68 x 1.51)

Space and plumbing for washing machine. double glazed window, inset sink

### UPSTAIRS

#### Bedroom One

20'4" x 10'4" (6.22 x 3.17)

Double glazed windows with estuary views, radiator, power points, wardrobes

#### Bedroom Two

12'1" x 11'5" (3.70 x 3.48)

Double glazed windows with estuary views, radiator, power points, wardrobes

#### Bedroom Three

11'5" x 10'0" (3.48 x 3.07)

Double glazed windows with estuary views, radiator, power points,

### Bedroom Four

14'0" x 10'2" (4.29 x 3.10)

Double glazed windows with estuary views, radiator, power points

### Family Bathroom

Modern stylish bathroom with tiled bath with shower above, low level w.c, wash hand basin vanity. heated towel rail, double glazed window

### EXTERNALLY

A substantial driveway provides ample off-road parking, while the rear offers a private patio area ideal for al fresco dining. To the front and side, the home is framed by an expansive and beautifully maintained lawned garden — perfect for families, keen gardeners, or anyone who loves outdoor space.

