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**Atholl Duncan Drive,
Wirral,
Merseyside,
CH49 0WF**



An outstanding 4-bed just a short trip from Birkenhead and the River Mersey: Atholl Duncan Drive.

This detached family home is beautifully presented with an extensive floorplan and enviable double garage/driveway.





Time to explore.

Atholl Duncan Drive occupies a superb spot on The Wirral, a peninsula in North-West England separated from Liverpool by the River Mersey and North Wales by the River Dee. This gives the Wirral several enviable advantages. Firstly, it allows you to enjoy the very best of Liverpool without needing to adopt city life. The proximity to the city grants you easy access to the renowned culture, nightlife and restaurants whilst enjoying beautiful parks and beaches at home. There is no need to cross the river for fascinating culture though, as the Wirral is home to some fabulous museums and art galleries to rival the Tate Liverpool. Thanks to the Wirral's geography there are several stunning beaches just a stone's throw from Atholl Duncan Drive, perfect for seaside strolls and family daytrips in sunny weather. In addition to coastlines there is no shortage of exquisite green spaces, the most notable one locally being Arrowe Country Park. This expanse includes a scenic golf course, outdoor gym, tennis court, bowling green, and a children's playground. There are superb transport links on offer via the M53, giving you easy access to Liverpool, Chester and even Manchester. There is also Merseyrail and a range of bus services, letting you make easy work of any commute. The property boasts a substantial double garage/driveway, making Atholl Duncan Drive a base of operations that will be the envy of all.

Step inside your new home.

You enter Atholl Duncan Drive through a bright hallway with eye-catching plant wall panels. Directly to your left is a tasteful snug, featuring plush carpeting and plenty of space for seating and entertainments. This is an ideal spot to get cosy in the evenings. Next you enter a sleek downstairs WC with abundant fitted storage. Passing the stairs you arrive in the living room, impressive in scale with contemporary décor and plenty of space for comfy furnishings. At the end of the front hall is the lavish kitchen, featuring extensive worktop and storage space along with sleek appliances and a practical breakfast bar. To the rear of the home is a jewel in the crown of Atholl Duncan Drive: its stunning conservatory. Vast in scale, this fully windowed room affords you the very best of the sun throughout the day and peerless views across the garden.

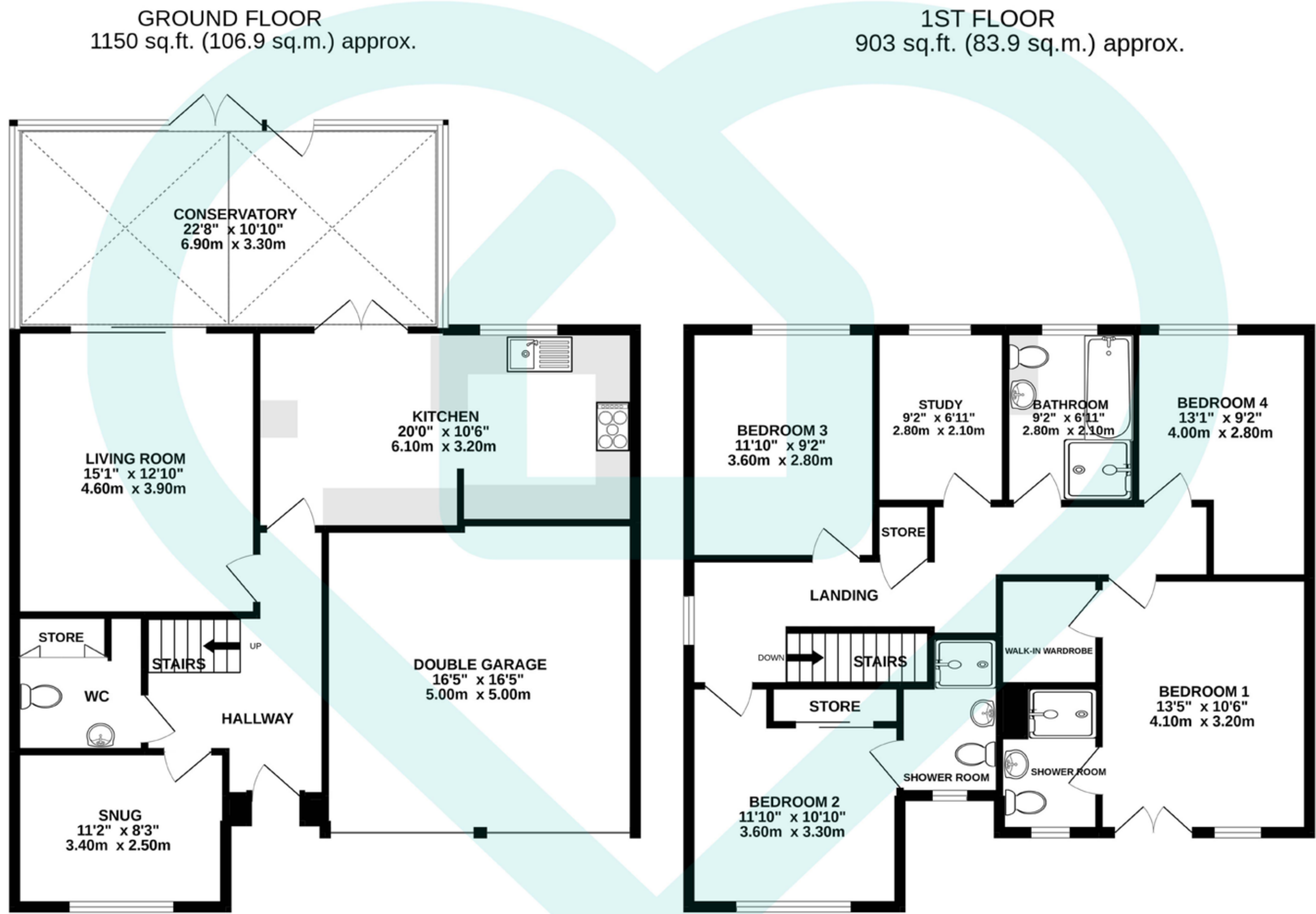
The garden comprises a flagged patio, a large faux lawn and smart decking ideal for outdoor seating. There is ample room for a children's play area and even a dedicated barbecue. Back inside, the first floor is home to four generous bedrooms, a study and the family bathroom. All four rooms are generous doubles, while bedrooms 1 and 2 have their own pristine ensuite shower rooms and bedroom 1 even has luxurious walk-in wardrobe. The study affords you a dedicated home office, ideal for remote working or children completing homework. The family bathroom is an immaculate four-piece suite with elegant décor, a generous walk-in shower and plenty of under-sink storage.











TOTAL FLOOR AREA : 2054 sq.ft. (190.8 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A	85 B	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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