Column Road West Kirby CH48 7EA

£540,000
About the property
' Lynwood' offers as an exciting addition to the local West Kirby property market and should be viewed at the very earliest to appreciate the immense scope for refurbishment and improvement within. Set within enchanting gardens of which enjoy a superb aspect throughout the seasonal summer months, the four bedroom property holds delightful retained period features such as oak panelled walls, impressive open fireplace to the lounge and solid oak strip floors. The indoor heated pool is an impressive feature making this a truly wonderful family home. NO ONGOING CHAIN

Property Approach
Enter the property via feature panelled entrance door into entrance porch.

Porch
5’ 5” x 12’ 0” (1.65m x 3.65m)
With uPVC double glazed panels overlooking garden approach, quarry tiled flooring, courtesy lighting, step to further multi pane entrance door through to entrance hallway.

Entrance Hall
15’ 7” x 7’ 7” (4.75m x 3.21m)
With turned panelled staircase rising to the first floor accommodation, part paneled walls to picture rail height with plate display shelving, currently carpeted with oak strip laid flooring beneath, cloaks cupboard, radiator, further under stairs cupboard, telephone point.

Sitting Room
18’ 7” x 12’ 3” (5.66m x 3.73m)
Measurements taken into recess. With coved ceiling, picture rail, feature fireplace in natural stone with open grate set onto stone hearth, twin feature uPVC double glazed panels to side and front elevation, wall light points, a set of sliding patio doors leading to rear garden, television aerial point.

Dining Room
17’ 2” x 12’ 4” (5.23m x 3.76m)
Measurements taken into bay window and recess. With coved ceiling, high level plate display shelving, wall light points, oak strip laid flooring, window seat, bay window to front elevation, feature fireplace housing living flame coal effect gas fire set onto marble hearth with decorative tiled reveals and timber mantle over, double panel radiator, feature archway with step down to snug.

Snug
12’ 0” x 8’ 5” (3.65m x 2.56m)
With full height uPVC double glazed panels to front elevations, tiled flooring, double panel radiator, cupboard housing utility meters, wall light point.

Dining Kitchen
Kitchen Area - 11’ x 9’8”.
With a range of cabinets fitted in a country style light wood grain finish with complementary roll top work surface over and decorative tiled splash back, exposed timber detailed ceiling, oriel bay window overlooking the garden, inset one and a quarter bowl brushed stainless steel sink unit with mixer tap over, integral dishwasher by Electrolux, four ring gas hob by Smeg with fan assisted oven beneath to complement and concealed extractor hood over, space for lot in fridge freezer, click laid flooring in a tiled effect, opening through to dining area.

Dining Area
4’9” x 11’4”.
With a set of french opening to rear garden, laminate laid flooring in a tiled effect, double panel radiator, feature archway with step down to rear porch.

Rear Porch
With double glazed door giving access to garden, latch door to ground floor WC, laundry room and utility room.

Ground Floor WC
2’ 4” x 5’ 8” (0.71m x 1.73m)
With concealed cistern WC fitted, wall hung wash hand basin, fully tiled walls, uPVC obscured double glazed window to side elevation, tiled flooring.

Laundry Room
With space and plumbing for washing machine, wall mounted Vaillant condensing gas central heating boiler.

Utility Room
With space for tumble dryer, power and light

First Floor
From the entrance hall, timber paneled staircase with uPVC double glazed panel to rear elevation overlooking the garden, further stair to main landing area.
Landing
With coved ceiling, picture rail, single panel radiator.

Bedroom One
18' 3'' x 12' 3'' (5.56m x 3.73m)
Measurements taken into recess. With coved ceiling, picture rail, uPVC double glazed windows to front and rear elevations both affording views across to Hilbre Island, telephone point, double panel radiator, built in store cupboard.

Bedroom Four
19' 1'' x 8' 8'' (5.81m x 2.64m)
With coved ceiling, picture rail, velux roof line tilt opening window to front elevation, uPVC double glazed window to side elevation affording views across to Hilbre Island, telephone point, double panel radiator, built in store cupboard.

Bedroom Two
13' 8'' x 7' 8'' (4.16m x 2.34m)
With coved ceiling, picture rail, uPVC double glazed window to front elevation, suite of wardrobes fitted with cupboards, further built in storage cupboard, single panel radiator.

Bedroom Three
14' 0'' x 11' 6'' (4.26m x 3.50m)
With uPVC double glazed window to front elevation, fitted wardrobes, coved ceiling, picture rail.

Bathroom
5' 8'' x 8' 9'' (1.73m x 2.66m)
Measurements excluding display recess. With suite fitted comprising panel bath with body jet facility and mixer tap over, close coupled WC, wash hand basin by Sottini set into vanity cabinet, fully tiled walls, complementary tiled floor, single panel radiator, wall lighting, uPVC double glazed obscured window to rear elevation.

Shower Room
6' 2'' x 2' 6'' (1.88m x 0.76m)
Housing step in shower enclosure with chrome shower unit fitted, uPVC obscured double glazed window to rear elevation, fully tiled walls, tiled flooring,

Pool House
33' 0'' x 18' 7'' (10.05m x 5.66m)
Of brick and uPVC roof line construction with set of french doors opening to front and rear garden access, further french doors to side patio, indoor heated pool and pump house, lighting, tiled terracing. It’s a 9000 gallon pool heated by a gas boiler, it’s filtrated by a bromine feeding system which regulates itself. The pool has been refined 2 years ago and this has a 10 year guarantee, the filtration system has been changed this year (2016) and it had a new water pump two years ago, it also has a dehumidifier which removes condensation.

Interior

Exterior

Property Approach
The property is approached via a block paved driveway offering off road parking for numerous vehicles with access to the single garage, with lawn, hedge screening and stocked borders with flowering shrubs and seasonal planting.

Single Garage
With up and over door, power and light.

Rear Garden
To the rear there is a delightful garden enjoying a superb aspect throughout the seasonal months, mainly laid to lawn with established flowering shrubs, mature trees and planting, raised timber deck and steps descending from the pool house, brick and fenced borders and boundaries, rockery styled beds, raised terrace.
Viewing Arrangements and Location

Viewings to be made strictly by appointment only through the agent.

From the West Kirby sales office proceed out of West Kirby up Grange Hill to Column Road.

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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