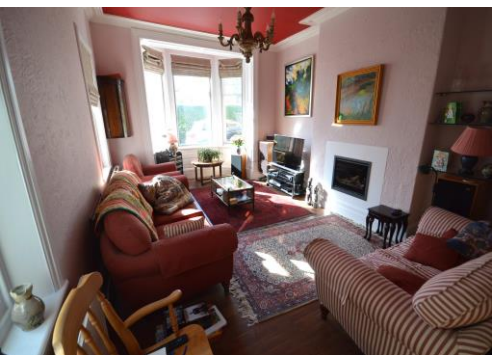


bradshaw farnham & lea



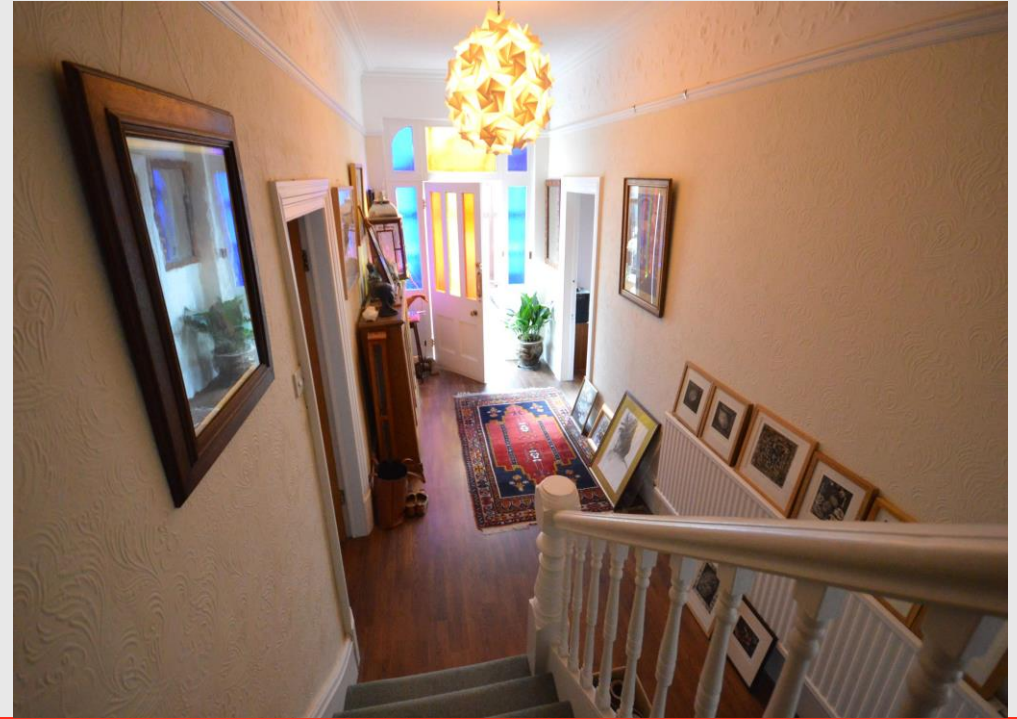
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Meols Drive Hoylake CH47 4AD

Guide Price £595,000

part of
the venmore group





About the property

Abundant with original retained features, period charm and character. This proud period home is set within a highly sought after residential address, ideally situated within a walk to Hoylake town, train station and waterfront. Arranged over three spacious floors, the property offers porch, hallway, lounge with fireplace, further dining room with fireplace, fitted kitchen, conservatory, utility area, downstairs W.C, three bedrooms to the first floor, shower room, master bedroom with ensuite. To the second floor there are a further four spacious bedrooms and a bathroom completing the accommodation. To the rear there is the most delightful walled garden and further lawn garden, green house and garage. Completing this splendid property is a generous drive, simply must be viewed to appreciate.

Property Entrance

Enter the property via panelled door into porch.

Porch

13' 4" x 5' 9" (4.06m x 1.75m)
With double glazed windows to front, side and rear elevations, single glazed sash window through to front lounge, tiled flooring, cabinets housing electrics, step up to timber panelled door with double glazed stained glass opening to hallway.

Hallway

6' 9" x 21' 9" (2.06m x 6.62m)
With feature coved ceiling, picture rail, doorways to lounge, dining room and storage cupboard with corridor leading to dining kitchen, utility room and downstairs WC, double panelled radiator and stairs rising to the first floor accommodation.

Lounge

21' 1" max into bay window x 12' 8" max into recess (6.42m max into bay window x 3.86m max in recess)
With feature coved ceiling, single glazed bay window with secondary glazing to the front elevation, two single glazed sash windows to side elevation, feature inset gas living flame fire set into chimney breast, two double panelled radiators and television aerial point.

Dining Room

20' 9" max into bay window x 12' 8" max into recess (6.32m max into bay window x 3.86m max into recess)
With feature coved ceiling, picture rail, single glazed bay window to the front elevation, double panelled radiator and feature open fireplace.

Utility Room

5' 9" x 8' 6" (1.75m x 2.59m)
With a range of wall, base and drawer units, sink with mixer tap

over, Baxi boiler, space and plumbing for washing machine, uPVC obscured window to the side elevation and timber effect laminate flooring.

Downstairs WC

5' 4" x 3' 9" (1.62m x 1.14m)
Fitted with a suite comprising close coupled WC, wall hung basin with taps over, double glazed obscured window to the rear elevation.

Inner corridor

With double glazed obscured panelled door opening to side path leading to the rear garden.

Dining Kitchen

17' 1" max narrowing to 5'3" x 12' 6" widening to 21'7" (5.20m max narrowing to 1.60m x 3.81m widening to 6.57m) Fitted with a range of wall, base and drawer units, one and a half bowl sink with drainer and mixer tap over set within work top incorporating four ring electric hob with extractor fan over and oven and grill below, space and plumbing for

dishwasher, space for fridge freezer, uPVC double glazed French doors opening to walled garden, slate flooring and timber panelled door opening to conservatory.

Conservatory

9' 9" x 14' 3" (2.97m x 4.34m)
With double glazed window to side and rear elevations with french doors opening to walled garden with slate flooring.

First Floor Accommodation

First Floor Landing

With access to bedrooms and shower room, picture rail, double panelled radiator and staircase rising to the second floor accommodation.

Master Bedroom

16' 3" x 16' 9" (4.95m x 5.10m)
With picture rail, built in wardrobes, uPVC double glazed window to the rear elevation, double panelled radiator, feature cast iron fireplace with timber mantle over and doorway to en suite.

Master En Suite

11' 9" x 8' 8" (3.58m x 2.64m)
With central air bath with mixer tap and shower attachment, bidet with mono bloc tap over, basin with mono bloc tap over and cabinet below, picture rail, part tiled walls, uPVC double glazed window to the rear elevation, single panelled radiator and built in cupboard.

Separate WC

4' 0" x 5' 3" (1.22m x 1.60m)
With doorway leading to landing.

Shower Room

6' 8" x 8' 1" (2.03m x 2.46m)
Fitted with a suite comprising pedestal basin with taps over, corner shower enclosure, part tiled walls, double glazed obscured window to side elevation, double panelled radiator and tiled flooring.

Bedroom Two

17' 9" x 12' 9" (5.41m x 3.88m)
With coved ceiling, picture rail, two uPVC double glazed windows to the front elevation, further uPVC double glazed window to the side elevation, feature cast

iron fireplace with marble surround and double panelled radiator.

Bedroom Three

17' 8" x 12' 9" max into recess (5.38m x 3.88m max into recess)
With feature coved ceiling, picture rail, two uPVC double glazed windows to front elevation, double panelled radiator.

Second Floor Accommodation

Second Floor Landing

Access to attic with folding drop down ladder to floor boarded attic with velux skylight, lighting and power points. Picture rail, single glazed skylight and access to bedrooms and bathroom.

Bedroom Four

16' 6" x 12' 8" (5.03m x 3.86m)
With uPVC double glazed window to rear elevation, feature cast iron fireplace with modern gas fire and double panelled radiator.

Bedroom Five

16' 5" x 13' 3" (5.00m x 4.04m)
With uPVC double glazed window to rear elevation, feature cast iron fireplace (currently not in use), a range of base units, stainless steel pone and half bowl sink with drainer and mono bloc tap over, part tiled walls, timber flooring.

Bathroom

6' 8" x 8' 9" (2.03m x 2.66m)
Fitted with a suite comprising close coupled WC, pedestal basin with taps over, bath with taps and shower attachment, part tiled walls, uPVC double glazed window to side elevation, heated ladder towel rail and timber effect laminate flooring.

Bedroom Six

18' 1" x 13' 2" (5.51m x 4.01m)
With velux skylight, two uPVC double glazed windows to the front elevation, feature cast iron fireplace (currently not in use) and wall mounted gas heater.

Bedroom Seven

8' 2" x 12' 8" (2.49m x 3.86m)
With two velux skylights, two uPVC double glazed windows to

the front elevation, timber effect laminate flooring.

Exterior

Property Approach

The property is approached via driveway access with space for numerous vehicles, a pathway leads to the side to the rear garden.

Rear Garden

To the rear of the property there is a sunny aspect walled garden opening through to a further lawned garden with garage and greenhouse.

Tenure

Freehold



Woodcroft 7 Meols Drive CH47 4AD

Guide Price £595,000



PROPERTY DETAILS

Viewing Arrangements and Location

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

From the Agent's office proceed right along Dee Lane and left onto Grange Road continuing onto Meols Drive. Meols Court can be found on the right hand side of the road past the Royal Liverpool golf course.

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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