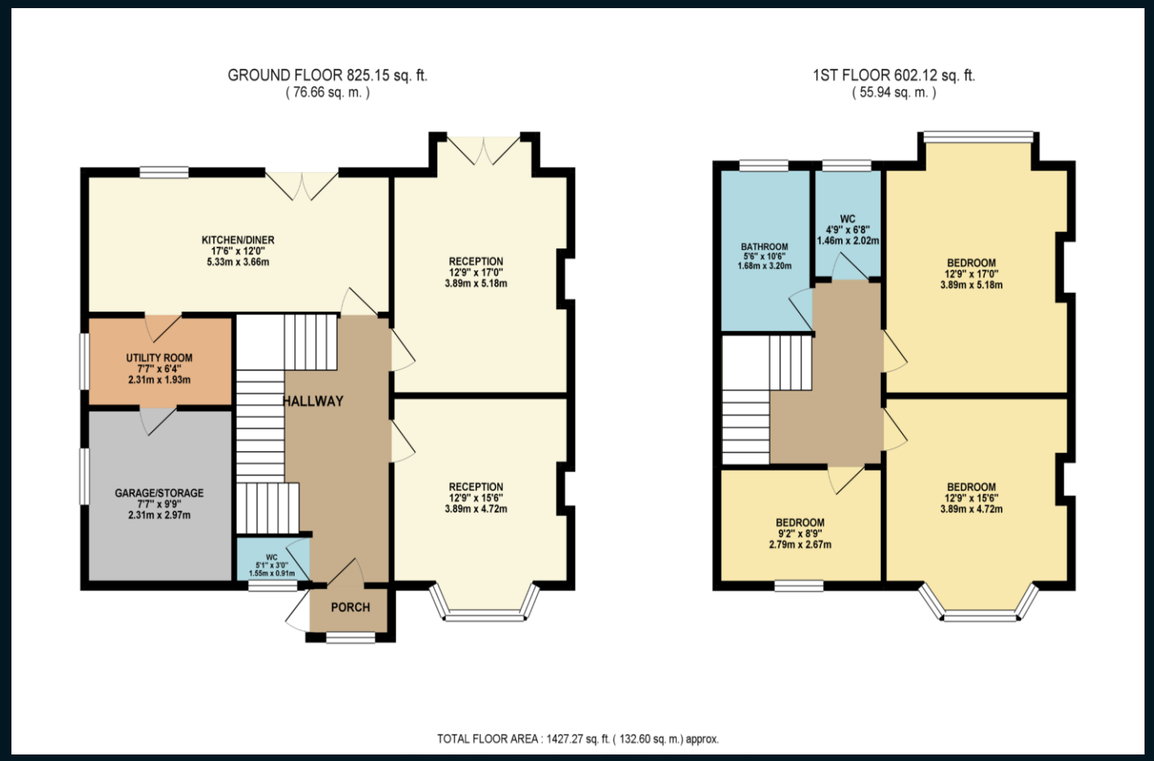




Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. 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, the 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.

rightmove The Property Ombudsman

CONTACT

If you are interested in arranging a viewing, please contact BFL West Kirby on:

T: 0151 625 8844

E: westkirby@bflhomes.co.uk

part of the venmore group



Garden Hey Road, Meols
Offers Over: £500,000

- Sought-after Meols location close to the promenade, Meols Parade and Queens Park.
- Beautifully presented three-bedroom semi-detached family home.
- Two spacious reception rooms, both featuring attractive fireplaces.
- Stunning open-plan dining kitchen with French doors to the rear garden.
- Landscaped private garden with patio areas, ideal for outdoor entertaining.
- Driveway parking, integral garage and separate utility room.
- Freehold - Council Tax Band -D















Occupying a prime position within one of Meols' most desirable residential locations, this beautifully maintained three-bedroom semi-detached home offers an exceptional blend of character, space, and modern family living. Conveniently situated within easy reach of the promenade, Meols Parade, Queens Park, and highly regarded local schools, the property enjoys both a peaceful setting and excellent everyday convenience, benefiting from three train stations nearby and seamless access to public transport links.

From the moment you step inside, the quality of presentation is immediately apparent. A welcoming entrance hall sets the tone for the accommodation, leading to a convenient ground floor cloakroom and two elegant reception rooms. Both living spaces are generously proportioned and enhanced by attractive feature fireplaces, creating warm and inviting areas for relaxing, entertaining and family gatherings.

The heart of the home is undoubtedly the impressive dining kitchen, thoughtfully designed to provide a sociable space for modern living. French doors open directly onto the beautifully landscaped rear garden, seamlessly connecting indoor and outdoor living. The garden has been carefully arranged with patio seating areas and low-maintenance lawn, offering an ideal setting for summer entertaining, family enjoyment or simply unwinding in private surroundings. A separate utility room provides additional practicality and internal access to the integral garage.

To the first floor are three well-proportioned bedrooms, all served by a family bathroom and separate WC, creating an ideal layout for growing families.

The property has been lovingly cared for and enhanced by the current owners, including the addition of a recently installed roof finished with traditional clay tiles, preserving the home's character while providing peace of mind for future owners. Further benefits include a generous driveway providing ample off-road parking and an external power supply for added convenience.

Combining timeless appeal with thoughtful modern improvements, this superb home presents a rare opportunity to acquire a turnkey property in one of Meols' most sought-after locations.











