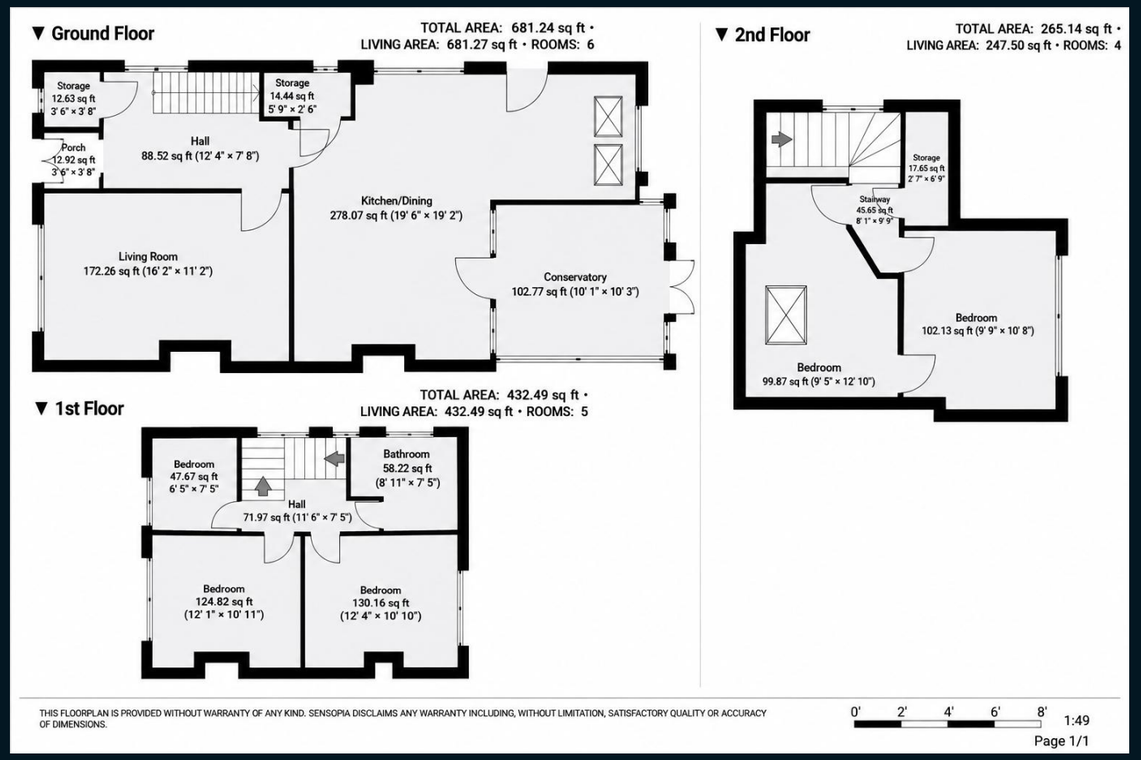


Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose.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

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



bradshaw farnham & lea

Sandfield Avenue, Wirral
Asking Price: £450,000

- Five-bedroom semi-detached family home arranged over three floors.
- Desirable location just moments from Meols Promenade with Sea views.
- Spacious lounge with wood burner, newly refitted kitchen diner and conservatory.
- Three first-floor bedrooms, family bathroom plus two further loft bedrooms.
- Generous rear garden with composite decking and garden hot tub.
- Front garden, driveway, gas central heating and double glazing.
- Newly replaced roof
- Freehold - Council Tax Band - C















Set just a stone's throw from Meols Promenade, this spacious and thoughtfully updated home offers the ideal combination of generous family accommodation, attractive outdoor space and a superb location. With five bedrooms arranged over three floors, there is plenty of room for a growing family, visiting guests, hobbies and working from home.

The ground floor provides a particularly sociable layout, with a welcoming lounge featuring a wood burner, a newly refitted kitchen diner and a bright conservatory overlooking the rear garden. The kitchen diner forms the heart of the home, providing a natural space for family meals, morning coffee or entertaining friends, while the conservatory offers a peaceful additional reception room that could also work beautifully as a home office, playroom or reading space.

To the first floor are three well-proportioned bedrooms together with a newly refitted family bathroom. The loft extension provides two further bedrooms, creating excellent flexibility for teenagers, guests or dedicated home-working space. From the upper floors, the property enjoys wonderful everchanging views adding a special coastal dimension to everyday life.

Outside, the property continues to impress. A front garden and driveway provide attractive kerb appeal and off-road parking, while the generous rear garden is designed with relaxation and entertaining in mind. The composite decked patio provides an excellent spot for outdoor dining, summer gatherings or simply enjoying a morning coffee, while the garden hot tub creates a wonderful space to unwind at the end of the day.

The location is a real lifestyle highlight. Being so close to Meols Promenade means the coast can become part of your everyday routine, whether that means an early morning walk, an evening stroll by the water, cycling along the promenade or enjoying the changing views. Meols station is approximately an eight-minute walk away, providing convenient connections for commuters and days out, while local schools are within catchment.

The property also benefits from gas central heating, double glazing and a newly replaced roof, offering reassurance alongside the stylish improvements already made. A home that combines space, comfort and versatility with an enviable coastal lifestyle, this is an excellent opportunity to acquire a substantial family property in a sought-after Meols location.











