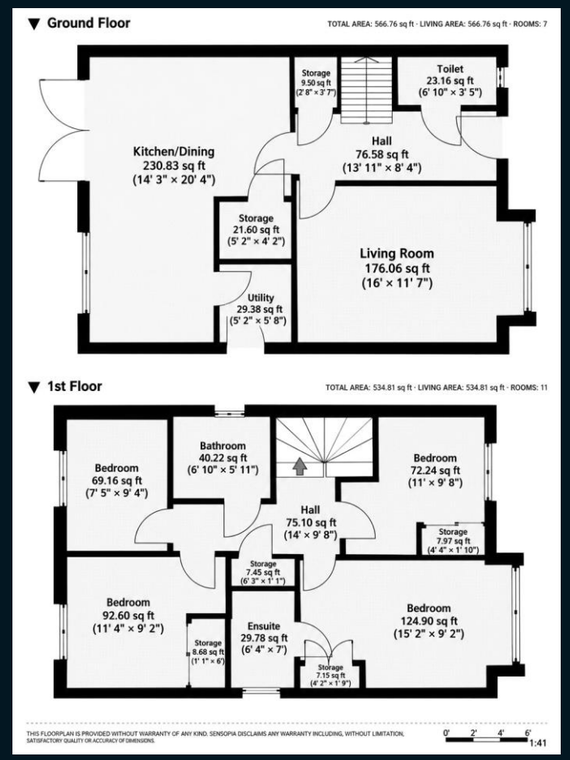




Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose.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

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part of the venmore group



Gorse Road, Upton

- Contemporary Detached Property with Four Bedrooms
- Generous Open-Plan Kitchen, Dining and Family Space
- Separate Utility Room and Convenient Ground Floor WC
- Master Bedroom Featuring a Private En-Suite
- Off-Road Parking for Two Cars, Garage and Private Rear Garden
- Conveniently Located for Upton and Greasby Village
- Offered for Sale with No Onward Chain
- Freehold - Council tax E















This attractive four-bedroom detached residence occupies a desirable position on the ever-popular Arrowe Brook Park development. Ideally suited to modern family life, the property is conveniently placed for the amenities of Upton and Greasby, making it an excellent choice for buyers seeking both comfort and convenience.

Upon entering, a welcoming hallway provides access to the ground floor, including a useful cloakroom WC and storage. The separate living room is positioned at the front of the house, offering a relaxing retreat away from the main family areas. A prominent bay window enhances the sense of space while allowing natural light to fill the room.

The standout feature is undoubtedly the spacious open-plan kitchen and dining area. The contemporary fitted kitchen incorporates integrated appliances and a breakfast bar, with plenty of additional space for a dining table and informal seating. French doors open onto the rear garden, allowing the space to flow naturally outdoors during the warmer months. A separate utility room provides valuable additional functionality, keeping laundry and household tasks neatly tucked away.

The first floor offers four well-sized bedrooms, providing plenty of choice for families with children or those requiring additional space to work from home. The Master bedroom enjoys the added benefit of a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the property benefits from off-road parking for two vehicles, together with a garage offering further storage or practical use. To the rear, the enclosed garden is predominantly laid to lawn, creating a pleasant outdoor environment for relaxing, entertaining or family activities.











