





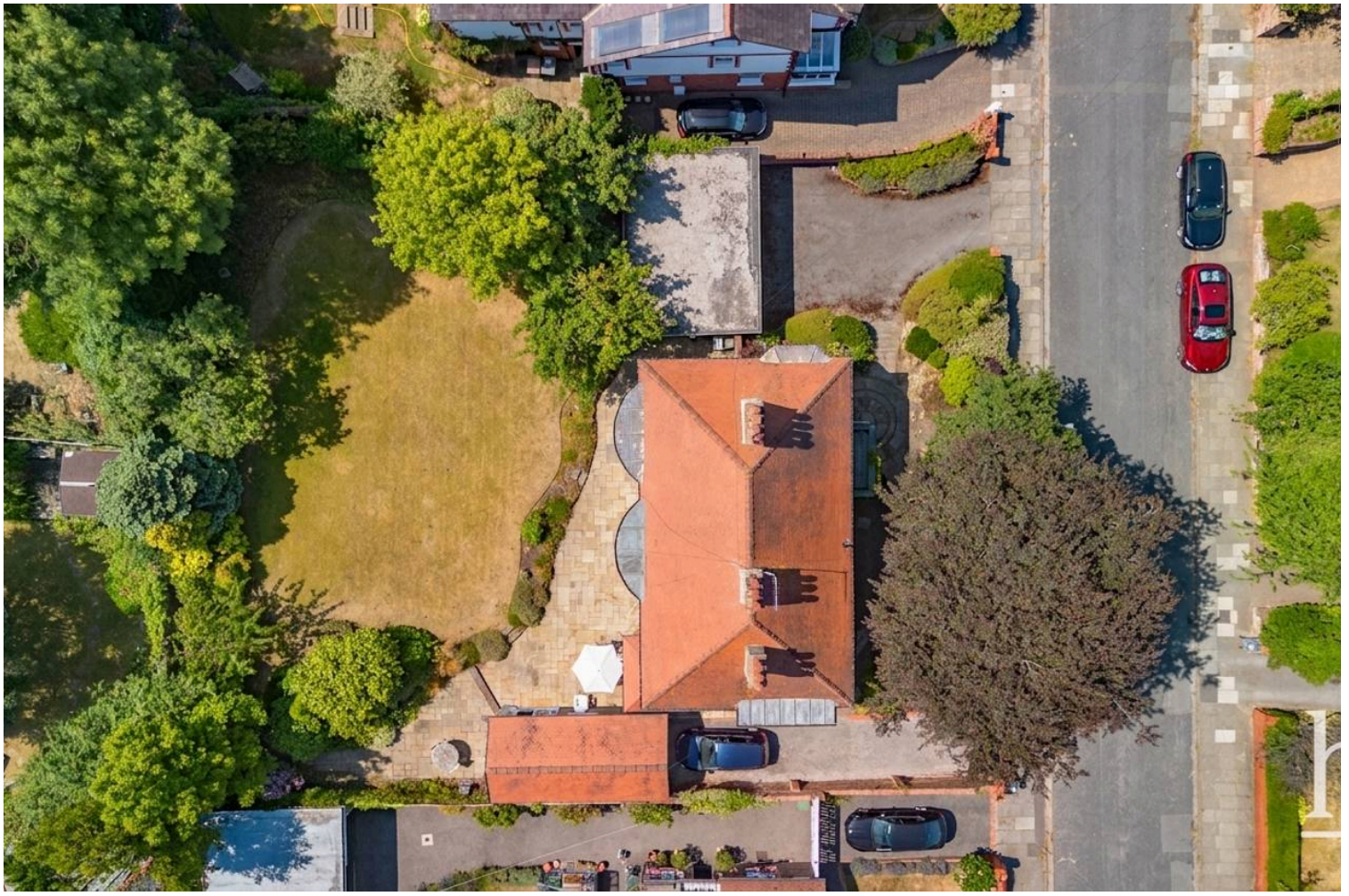
Claremont Road, West Kirby

£950,000 Freehold

Substantial Character Family Home on Prestigious Claremont Road • Quiet Tree-Lined Cul-De-Sac in Prime West Kirby Location • Occupying One of the Larger Plots on the Road • Walking Distance to West Kirby Centre, Train Station and Marine Lake • Approx. 2,479 Sq Ft of Well-Proportioned Accommodation • Two Generous Lounges plus Separate Dining Room • Modern Kitchen Breakfast Room with Utility and Downstairs W.C. • Four Double Bedrooms plus Dressing Room / Potential En-Suite • Two Driveways, Ample Off-Road Parking and Detached Triple Garage • Beautiful Landscaped Gardens plus Summer House/Home Office/Studio







Substantial Character Family Home on One of West Kirby's Most Desirable Roads
Situated on the highly sought-after Claremont Road, a quiet tree-lined cul-de-sac within easy walking distance of West Kirby centre, this substantial character home offers a rare opportunity to purchase a traditional family residence on one of the area's most desirable residential roads.

Occupying one of the larger plots on the road, the property enjoys excellent kerb appeal, generous frontage, two driveways providing ample off-road parking, a detached triple garage and beautifully maintained landscaped gardens. Homes of this scale, setting and potential in such a prime West Kirby location are rarely available.

The position is a major part of the appeal. From here, West Kirby's superb range of shops, cafés, restaurants, bars, train station, Marine Lake, promenade and coastal walks are all within easy reach, offering a lifestyle of convenience without compromising on peace and privacy.

Internally, the property offers a delightful blend of character, space and versatility. A welcoming reception hall sets the tone, with the ground floor providing a series of well-proportioned reception rooms ideal for family life and entertaining. There are two generous lounges, each enjoying attractive bay windows, along with a separate dining room and a modern kitchen breakfast room positioned to the rear of the home.

The kitchen breakfast room provides an excellent everyday living space and opens directly to the garden, while a separate utility room and downstairs W.C. add further practicality.

To the first floor, the spacious landing leads to four double bedrooms, a further bedroom currently used as a dressing room, and a family bathroom. The layout offers excellent flexibility, with potential for buyers to reconfigure or enhance the accommodation to suit their own requirements, including possible en-suite arrangements, subject to any necessary works or consents.

The overall accommodation extends to approximately 2,479 sq ft, excluding the garage, providing the scale and proportions expected of a substantial long-term family home.

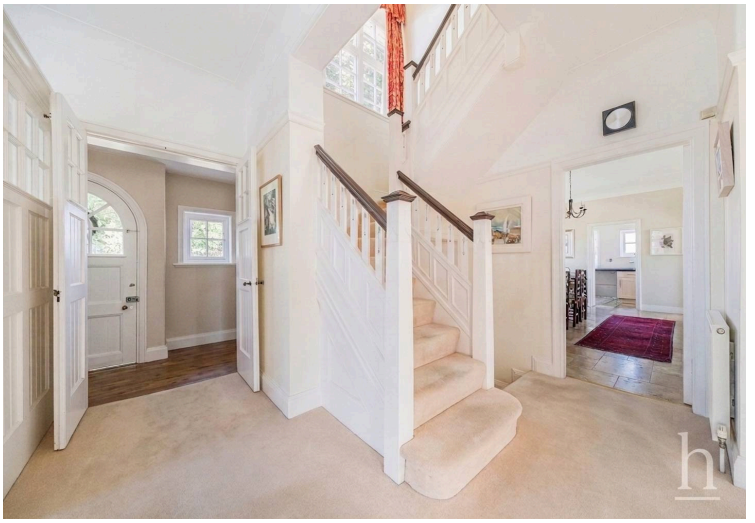
Externally, the gardens are a true highlight. The rear garden is generous, mature and beautifully maintained, with lawned areas, established planting and patio space for outdoor dining and relaxation. The plot provides privacy,







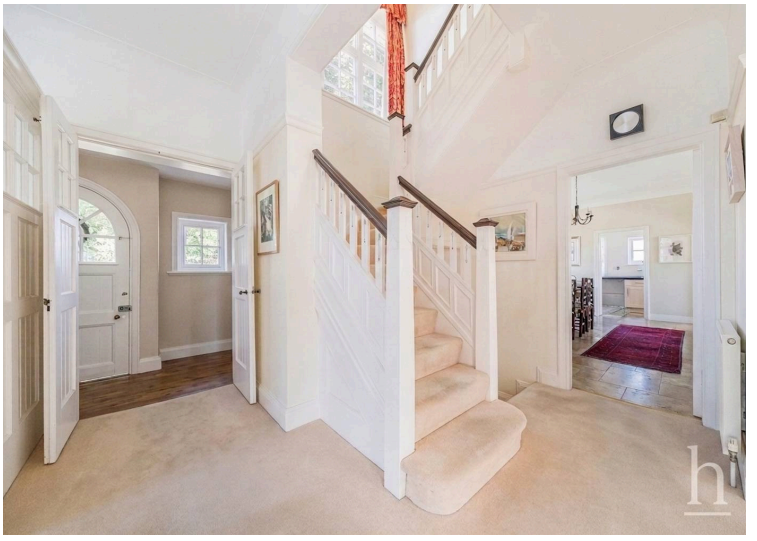




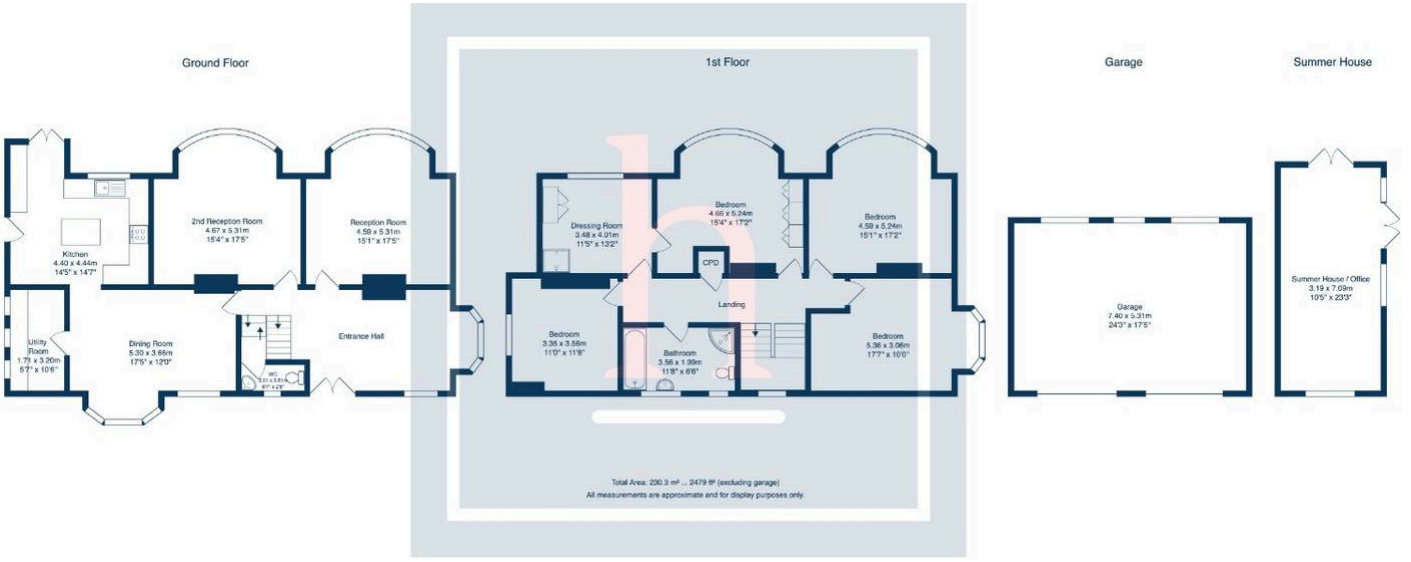












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