



**Navarino Lake Place, Wirral CH47 2DW**

**welcome to**

**Navarino Lake Place, Wirral**

An end terraced villa with beautiful presentation and delightful period features!

This is a home that you will need to see inside of to appreciate the quality and appeal of the blend of modern & period features. With the addition of a garage and suntrap outside spaces, you won't want to miss out!



### **Property Description**

The property is accessed via a gated pathway which leads past the small front garden area and leads to the front of the property. The entrance hall sets the tone for the feel of the property with newly plastered walls and modern lighting.

The main reception room is a large open reception space with again that mix of modern and period features, inset features and is a vibrant reception space with French doors leading through to the side and rear areas of the property. The kitchen has a range of bespoke base units. The kitchen area is extended and therefore offers space for a dining table and plenty of storage space.

The landing has access to the bedrooms and bathroom and the first thing you see is the beautiful stained glass inset to the bathroom door.

The main bedroom sits across the front of the property and has fitted mirrored wardrobes giving this large bedroom and even larger feel.

The second bedroom is a large double and looks out to the decking.

The bathroom has a clawfoot bath with a step-in shower, WC and wash basin all again with lovely presentation.

Unlike so many homes, this property doesn't stop at the inside areas. The outside is also special with a decking area which is a beautiful relaxing spot in the hot weather and then the side area also is a great sun trap.

This property then has the added benefit of a detached garage and a brick-built outhouse. The property has been renovated over the last few years giving it a modern feel.

### **Porch**

3' 3" x 2' 9" ( 0.99m x 0.84m )

### **Entrance Hall**

12' 2" x 2' 9" ( 3.71m x 0.84m )

### **Living Room**

12' 8" x 11' 7" ( 3.86m x 3.53m )

### **Dining Room Open To Lounge**

12' 6" x 11' 11" ( 3.81m x 3.63m )

### **Kitchen**

9' 1" x 7' 6" ( 2.77m x 2.29m )

### **Utility**

10' 11" x 7' 10" ( 3.33m x 2.39m )

### **Landing**

12' 1" x 4' 7" ( 3.68m x 1.40m )

### **Bedroom One**

14' 11" x 12' 9" ( 4.55m x 3.89m )

### **Bedroom Two**

12' 6" x 9' 11" ( 3.81m x 3.02m )

### **Bathroom**

8' 10" x 7' 3" ( 2.69m x 2.21m )

### **Garage**

17' 9" x 8' ( 5.41m x 2.44m )



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welcome to

## Navarino Lake Place, Wirral

- Stunning end terraced villa
- Superb presentation throughout
- Two bedrooms, large open plan reception rooms
- Kitchen and utility room
- Lovely outside spaces, garage & outbuilding

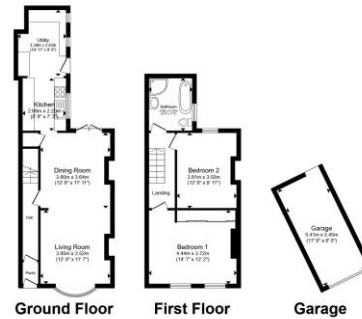
Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£350,000**

### directions to this property:

From Greasby Road heading towards McDonald Drive turning right onto Well Lane. At the roundabout you will take the second exit onto Pump Lane to the roundabout going straight ahead onto Heron Road, turning left onto Birkenhead Road and finally taking a right onto Lake Place.



Total floor area 100.4 m<sup>2</sup> (1,081 sq. ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by [www.propertybox.co](http://www.propertybox.co)

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
GRE106449 - 0008

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