



Boathouse Lane, Gayton

Guide Price **£525,000**

Brennan Ayre O'Neill

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Spacious Dormer with mature garden & solar panels

Set back from the road, this is a home which you can move in and drop your bags whilst oozing potential for those who are looking to create their dream home.

You enter via the left hand side into a welcoming hallway, with doors leading to main rooms including the ground floor shower room and stairs to the upper floor. The layout offers flexibility, allowing you to adapt as your needs change.

At the front, you will find the main reception, a generous and light-filled space, with dual aspect including two oriel windows allowing natural light to pour in. It flows neatly through to a 2nd reception, making it ideal for both dining or opening up into the kitchen (Subject to local regulations)

The kitchen is brand new having only recently been installed offering a range of wall and base units with complimentary worktops and integral appliances. Connecting back into the hallway and door leading into the useful utility area which connects onto the garden.

To the rear of the property, there's a further reception room with small conservatory off providing lovely views over the garden with access via the French door whilst allowing natural light to pour in.

Finally on the ground floor you will find a spacious double bedroom with dual aspect, built in storage and a separate shower room with WC. You will also find the gas central heating boiler here.

Upstairs, you'll find two comfortable double bedrooms, both with built-in storage, along with a smart family shower room. It's a layout that works just as well for guests as it does for family or hobby space.

Outside is where this home really comes into its own. The front is set well back from the road, offering excellent off-road parking alongside a lawn with mature planting with gated access to the rear. Here the garden feels private and established, with a mix of lawn, well-stocked borders and meandering pathways with a paved patio across the rear of the property. There's even a small pond and a backdrop of trees and shrubs, giving it a slightly tucked-away, almost countryside feel.





The home also benefits from solar panels, helping with efficiency and day-to-day running costs.

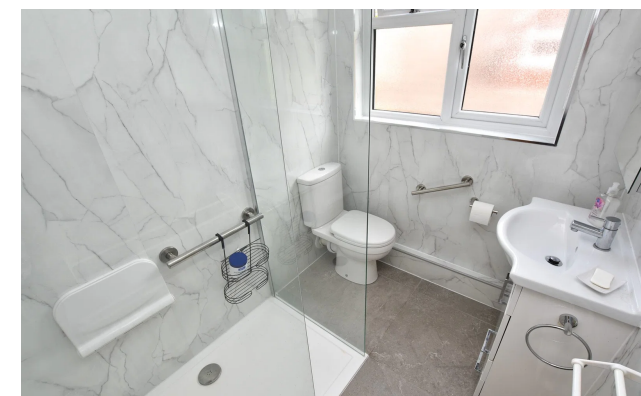
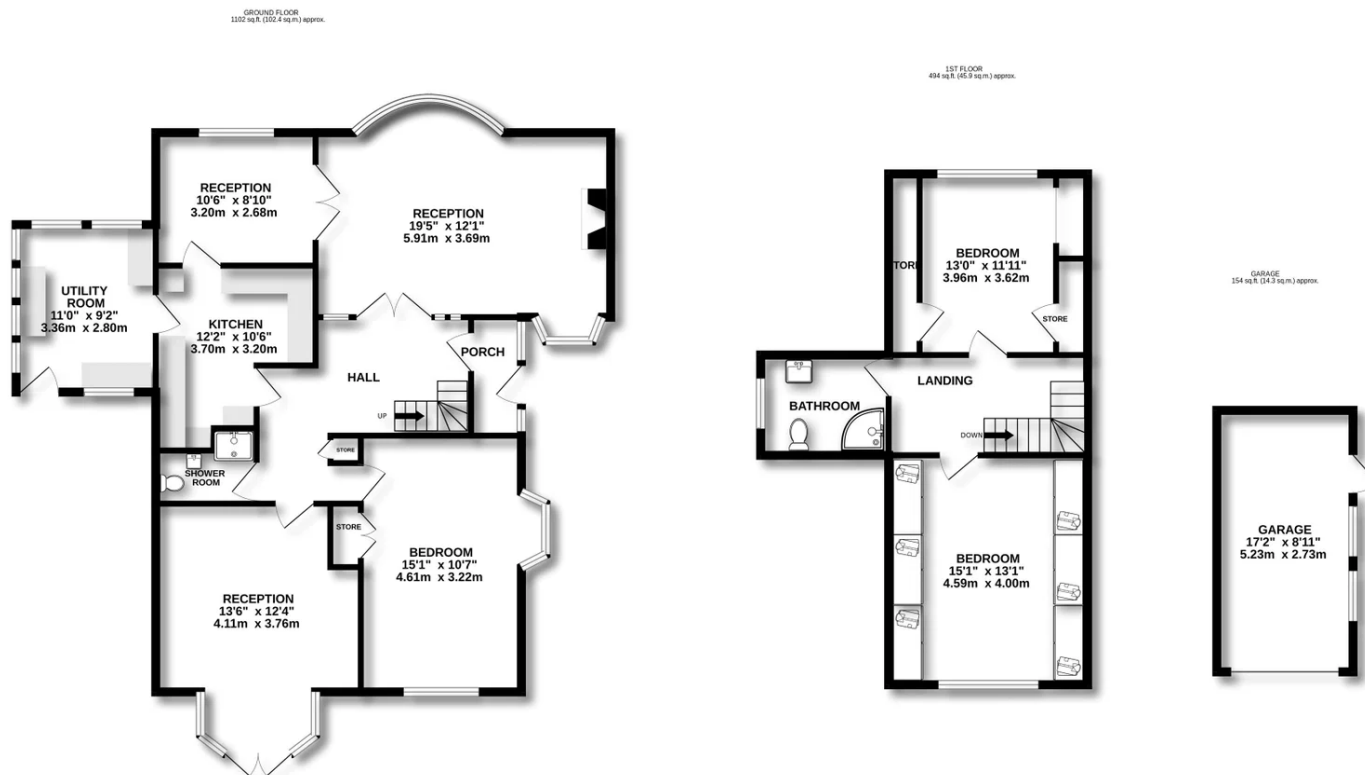
With Parkgate's waterfront, as well as the amenities of Neston and Heswall all within easy reach, the location strikes a great balance between convenience and a more relaxed pace.

A home that's easy to adapt and enjoy, with the advantage of a smooth, chain-free move.









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