



## 61 Meols Drive, Hoylake, CH47 4AG Offers Over £800,000

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Nestled on the ever popular , Meols Drive between West Kirby & Hoylake, this stunning four-bedroom semi-detached home, planned over three floors, offers an impressive 2,680 square feet of living space, perfect for families seeking both comfort and style. The home is rich in original features, which add character and warmth to the living environment, creating a unique blend of traditional charm and modern convenience.

As you step inside, you will be greeted by a spacious hallway and three well-appointed reception rooms, ensuring ample space for family and guests alike. The modern kitchen is a highlight of the property, designed to cater to all your culinary needs while providing a welcoming space for gatherings and entertaining.

The large rear garden is a true gem, offering a private outdoor retreat where you can relax, play, or host summer barbecues. Furthermore, you could add a pool or working studio to the rear of the garden/ Additionally, the property benefits from off-road parking at the front aspect, providing convenience and ease for residents and visitors. It benefits from a garage that is currently used as a gym and fitness studio.

This delightful home is ideally situated in a desirable area, making it a perfect choice for those looking to enjoy the vibrant communities of both West Kirby & Hoylake. With its blend of original features and modern amenities, this property is not to be missed. Whether you are looking to buy or rent, this residence promises a comfortable and stylish lifestyle.

- Four Bedroom Semi Detached Property
- Three Reception Rooms
- Modern Kitchen
- Three Bathrooms
- Gym Room
- Rear Garden
- Original Features
- Off Road Parking
- A Must See!
- EPC Rating D

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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