BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

58 Wilmere Lane, Widnes, WA8 5UR

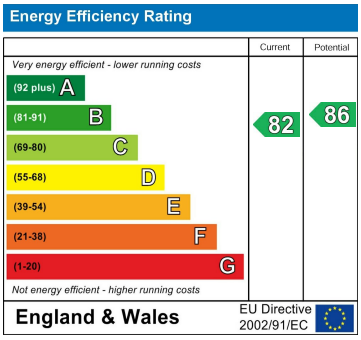
£790,000

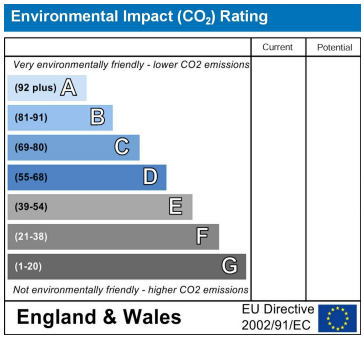
Exceptional Four-Bedroom Executive Detached Residence | Luxurious Open-Plan Living | En-Suites to All Bedrooms | Three Additional Reception Rooms

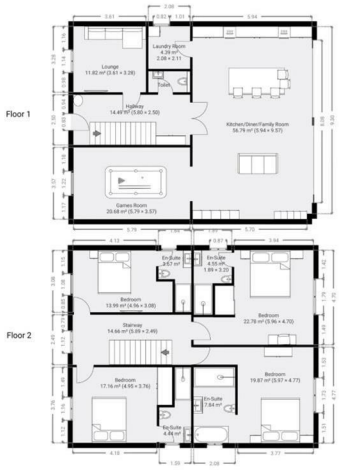
Berkeley Shaw Real Estate are delighted to present Baluco House, an outstanding self-build residence situated on Wilmere Lane, Widnes. Finished to an exceptional specification, this impressive executive detached home combines contemporary design, generous proportions and energy-efficient technology to create a superb living environment for modern family life. Further benefits include a 10-year structural warranty, underfloor heating throughout and an air source heat pump.

At the heart of the home is a spectacular open-plan kitchen, dining and family room, providing an impressive setting for both everyday living and entertaining. The generous proportions and versatile layout are complemented by three additional reception rooms, offering excellent flexibility for formal dining, a separate lounge, home working or a dedicated playroom. A ground-floor bathroom further enhances the practicality of the accommodation.

The first floor continues to impress, featuring four beautifully proportioned double bedrooms, each benefitting from its own private en-suite bathroom with underfloor heating. This exceptional arrangement offers a level of comfort, privacy and convenience rarely found in family homes, making it particularly appealing to those seeking generous accommodation without compromising on luxury.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
82
86
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC


Floor 1
Floor 2