

FOR SALE

£175,000

Arrowe Park Road, Upton, Wirral. CH49 0UR



Coming to the market with no onward chain is this charming end terrace property in the heart of Upton Village with easy access to shops, cafe's and bus routes. Offering ample internal living space with a landscaped garden to the front and private courtyard to the year, this would be the ideal purchase for a first time buyer or investor.

To the ground floor there is an entrance porch leading you through to the spacious lounge. This then leads you through to the fitted kitchen which has an array of wall and base units with an extended dining area.

To the first floor there are two generously sized double bedrooms and a family bathroom.

## Ground Floor

### Porch

### Lounge

14' 4" x 10' 4" (4.37m x 3.15m)

### Kitchen

13' 11" x 11' 10" (4.24m x 3.61m)

### Dining Area

7' 10" x 7' 3" (2.39m x 2.21m)

## First Floor

### Bedroom

14' 1" x 10' 4" (4.29m x 3.15m)

### Bedroom

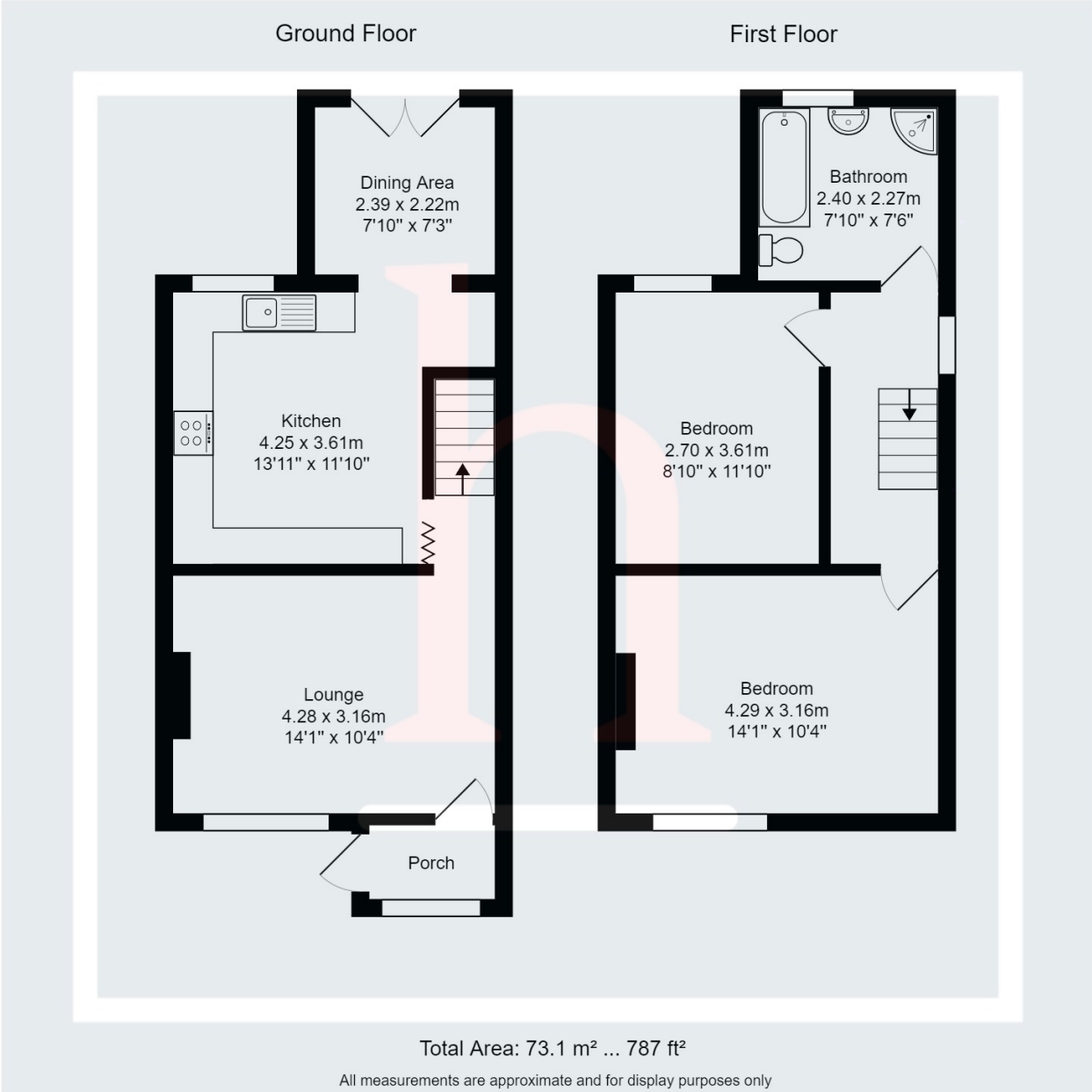
8' 10" x 11' 10" (2.69m x 3.61m)

### Bathroom

7' 10" x 7' 6" (2.39m x 2.29m)







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>54</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 