

FOR SALE

£285,000

The Ridgeway, Meols, Wirral. CH47 9SA

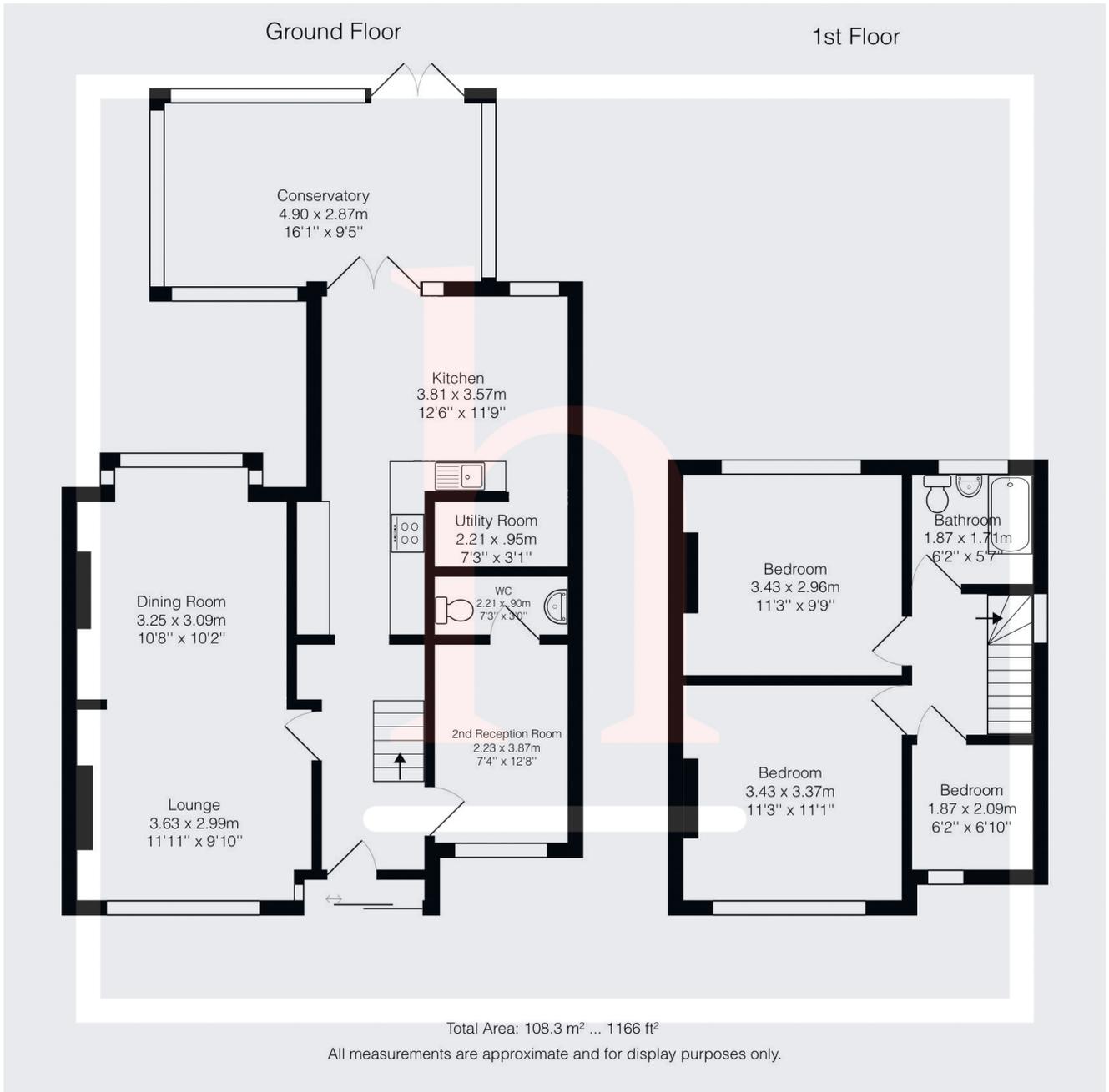


Popular Family Location! This well-presented three bedroom semi-detached residence is situated on the popular Ridgeway in Meols and sits within the catchment area for reputable local schools, as well as being just a short walking distance to Meols Train Station.

To the ground floor there is a spacious entrance hallway which gives you access into the lounge/dining room which has dual aspect bay-windows resulting in ample natural light. The kitchen is L-Shaped offering wall and base units in one half and the utility space to the other. This then leads you through to the conservatory where you can gain access out onto the rear garden.







| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 80        |
| (55-68)                                     | <b>D</b> | 66                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |