

FOR SALE

Offers in Excess of £750,000

Fleck Lane, West Kirby, Wirral. CH48 1LD



Simply Unique! Quietly positioned on the cusp of Caldy Hill and surrounded by National Trust land is this remarkable detached family abode in one of West Kirby's most desirable locations. With an incredible, sunny aspect rear landscaped garden and ample off road parking, this wonderful accommodation is the ideal purchase for a family and has further opportunity to extend should a buyer wish to do so.

## Ground Floor

### Entrance Hallway

### Dining Room

12' 2" x 14' 5" (3.71m x 4.39m)

### Living Room

13' 8" x 18' 11" (4.17m x 5.77m)

### Kitchen/Utility

20' 4" x 18' 7" (6.20m x 5.66m)

### Sun Room

7' 6" x 16' 3" (2.29m x 4.95m)

### Bedroom

7' 11" x 13' 6" (2.41m x 4.11m)

### Sun Terrace

## First Floor

### Bedroom

12' 4" x 14' 5" (3.76m x 4.39m)

### En-Suite

9' 2" x 8' 7" (2.79m x 2.62m)

### Bedroom

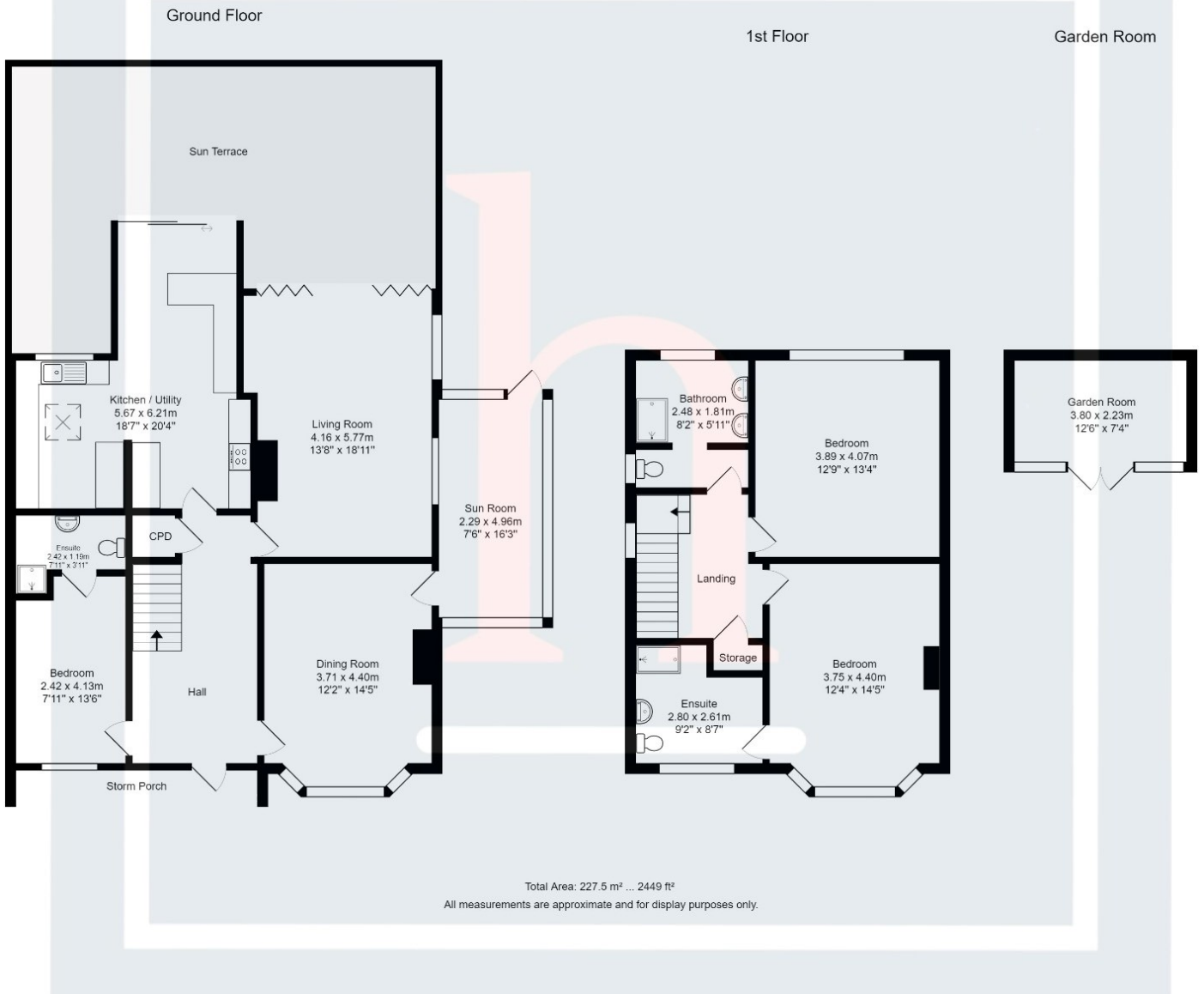
12' 9" x 13' 4" (3.89m x 4.06m)

## Bathroom

8' 2" x 5' 11" (2.49m x 1.80m)







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>54</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	