

FOR SALE

£530,000

Fleck Lane, West Kirby, Wirral. CH48 1LA



No Onward Chain! This is a fantastic opportunity to purchase this well-proportioned three bedroom family home situated in one of West Kirby's most sought after roads. This charming detached residence occupies a generous plot and has plans passed to develop the property into a modern, four bedroom, three bathroom property.

Impressive on arrival, there is off road parking to the front with a garage and a very well-presented garden.

Upon entry there is a spacious entrance hallway which includes a downstairs WC. Off the hallway you have access into the dining room on one side and living room on the other. This then leads you through



## Ground Floor

Entrance Hallway

WC

Living Room/Dining Room  
11' 11" x 25' 0" (3.63m x 7.62m)

Orangery  
12' 8" x 13' 11" (3.86m x 4.24m)

Dining Room  
8' 3" x 15' 7" (2.51m x 4.75m)

Kitchen  
12' 5" x 9' 0" (3.78m x 2.74m)

Utility Room  
5' 2" x 8' 1" (1.57m x 2.46m)

Garage  
9' 2" x 17' 8" (2.79m x 5.38m)

## First Floor

Bedroom  
11' 9" x 12' 6" (3.58m x 3.81m)

Bedroom  
12' 1" x 8' 1" (3.68m x 2.46m)

Bedroom  
11' 4" x 12' 9" (3.45m x 3.89m)

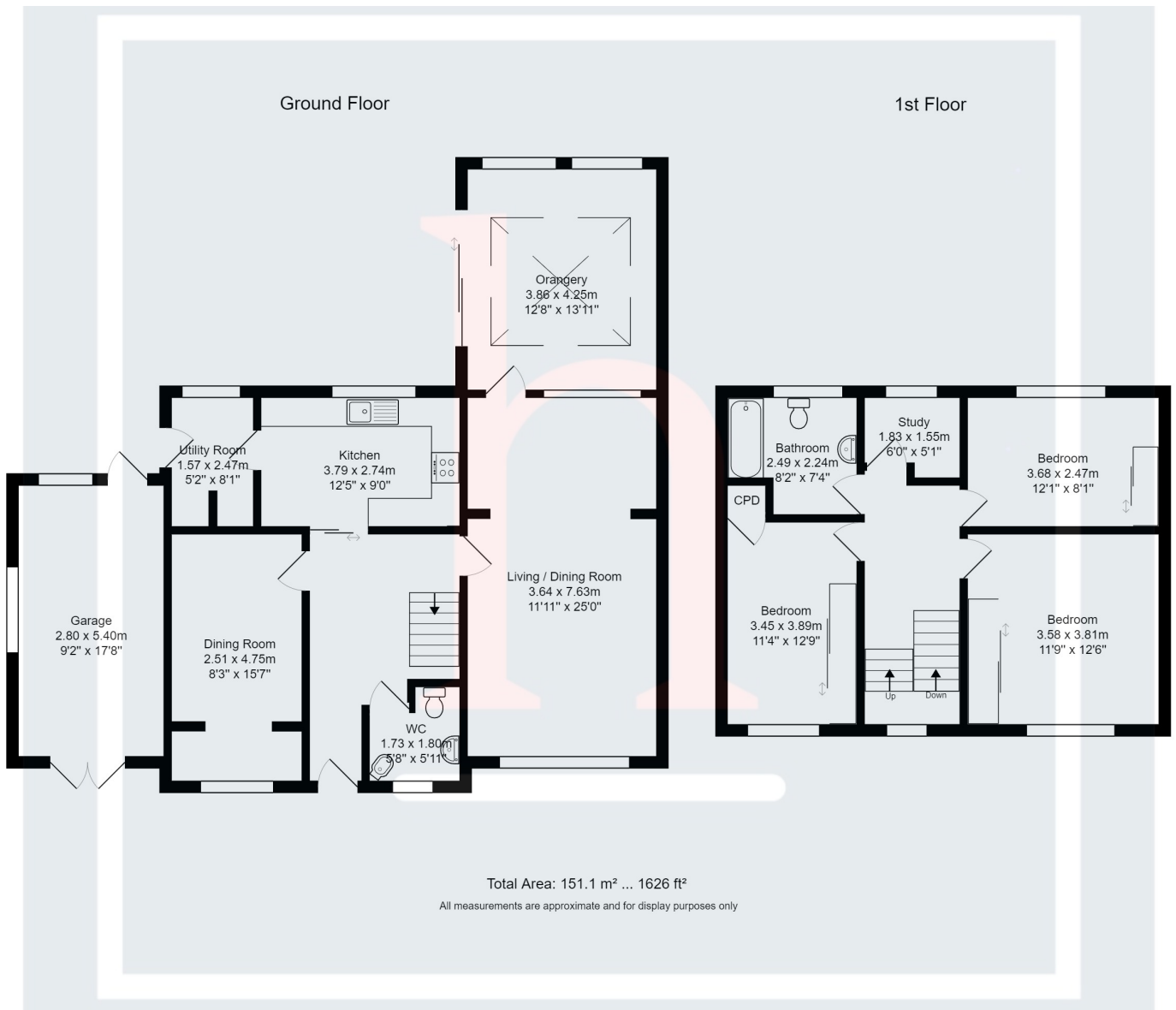
Study  
6' 0" x 5' 1" (1.83m x 1.55m)

Bathroom  
8' 2" x 7' 4" (2.49m x 2.24m)









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>		76
(55-68)	<b>D</b>	57	
(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	