

FOR SALE

Offers in Excess of £180,000

Scythia Close, New Ferry, Wirral. CH62 1HH

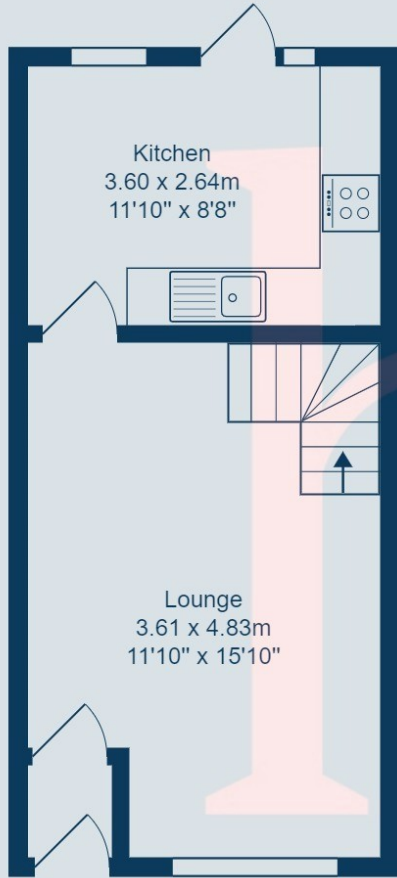


Perfect first home! Tucked away in Scythia Close is this recently refurbished, two double bedroom, semi-detached home. Boasting breath-taking views and modern living, this home ticks every box for a first-time buyer or someone looking for that perfect downsize. Close to local amenities and reputable schools, you also find yourself having nearby transport links to both Liverpool and Chester. This is not one to be missed!

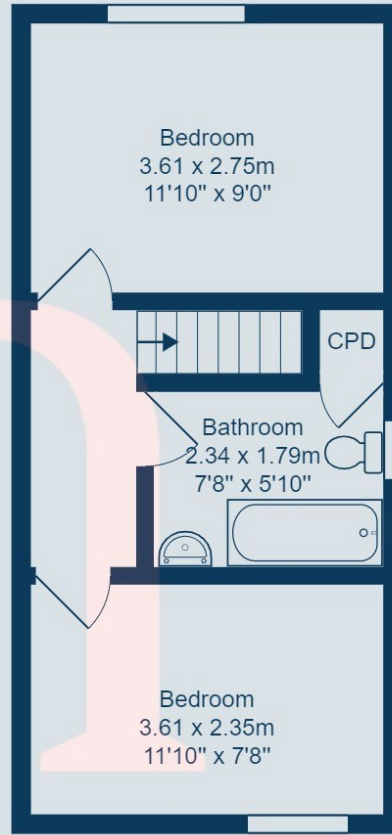




Ground Floor



1st Floor



Total Area: 58.1 m² ... 626 ft²

All measurements are approximate and for display purposes only.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 72 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92+) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 72 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |