

FOR SALE

£480,000

Hildeburgh House, Caldy Road, West Kirby, Wirral. CH48 2HE



Modern Luxury Living! We are delighted to be the agent of choice to showcase this remarkable first floor apartment on one of West Kirby's most executive developments of recent years. Hildeburgh House is a fabulous architectural design that offers a wealth of curb appeal and is situated on the highly desirable Caldy Road within walking distance of Central West Kirby, The Marine Lake and the Train Station.

Coming with off road parking and the benefit of lift access, this wonderful residence lends itself to appeal a whole host of buyers including professionals, families and downsizers.

Entrance Hallway

Open Plan Kitchen/Diner/Lounge

14' 3" x 25' 10" (4.34m x 7.87m)

Bedroom

9' 10" x 15' 10" (3.00m x 4.83m)

En-Suite

6' 11" x 4' 7" (2.11m x 1.40m)

Bedroom

9' 3" x 12' 2" (2.82m x 3.71m)

Bathroom

5' 3" x 7' 0" (1.60m x 2.13m)

Bedroom

10' 0" x 7' 7" (3.05m x 2.31m)

Study

8' 1" x 9' 7" (2.46m x 2.92m)

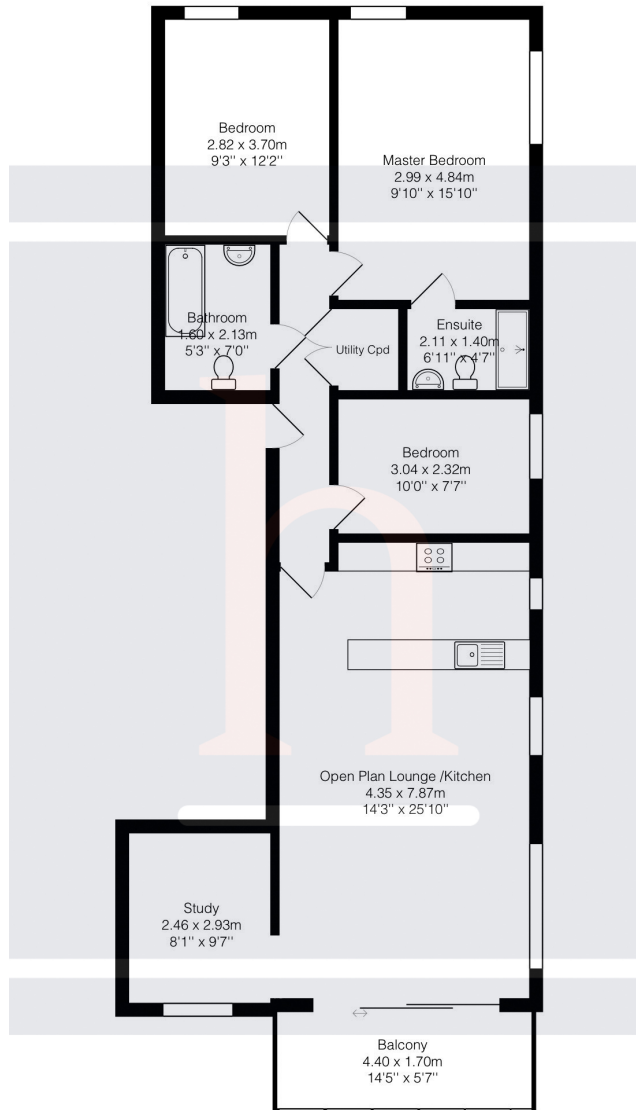
Balcony

14' 5" x 5' 7" (4.39m x 1.70m)





Ground Floor



Total Area: 93.3 m² ... 1005 ft² (excluding balcony)
 All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	