

FOR SALE

£695,000

Sandlea Park, West Kirby, Wirral. CH48 0QE



Fantastic location in the heart of West Kirby! This substantial, six double bedroom family home offers spacious accommodation throughout whilst maintaining its original features, as well as being situated just a stones throw from the Marine Lake.

The property has a commanding presence and is impressive from the outset with a newly fitted driveway, tidy lawned garden and a detached garage to the front.



## Ground Floor

Entrance Porch

Entrance Hallway

Lounge

19' 0" x 15' 10" (5.79m x 4.83m)

Cloakroom

5' 1" x 6' 10" (1.55m x 2.08m)

Kitchen

20' 7" x 18' 1" (6.27m x 5.51m)

Dining Room

14' 10" x 14' 7" (4.52m x 4.45m)

## First Floor

Landing

Bedroom

16' 5" x 16' 0" (5.00m x 4.88m)

Bedroom

15' 5" x 8' 6" (4.70m x 2.59m)

Bedroom

14' 10" x 14' 5" (4.52m x 4.39m)

Bedroom

12' 11" x 9' 11" (3.94m x 3.02m)

## Second Floor

Landing

Bedroom

25' 5" x 13' 6" (7.75m x 4.11m)

Shower Room

7' 5" x 14' 7" (2.26m x 4.45m)

Bedroom

14' 8" x 11' 7" (4.47m x 3.53m)

## Externally

Garage

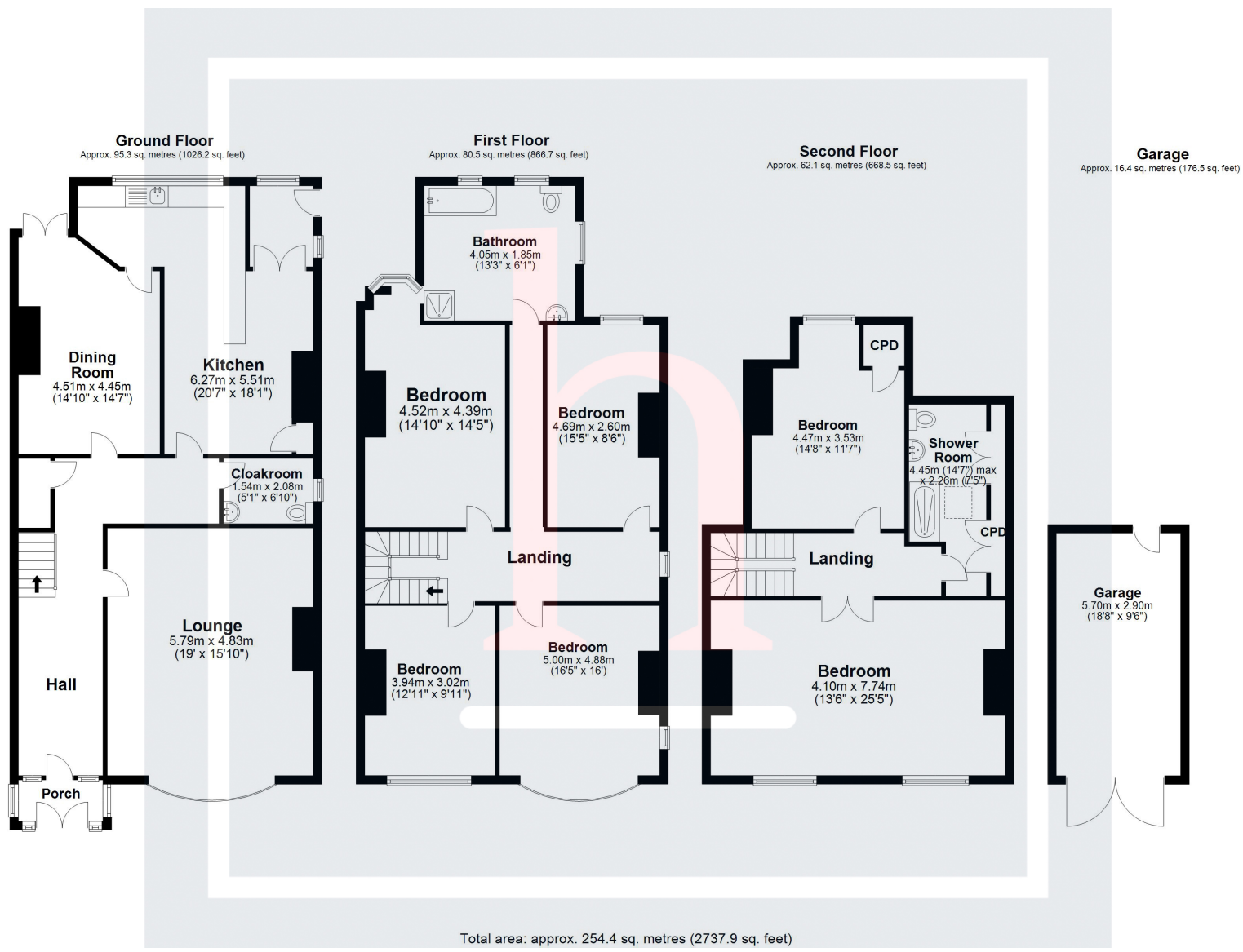
9' 6" x 18' 8" (2.90m x 5.69m)











Total area: approx. 254.4 sq. metres (2737.9 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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