

FOR SALE

£670,000

Burlingham Avenue, West Kirby, Wirral. CH48 8AL



A fantastic family home! This vastly extended residence offers spacious living accommodation throughout and has a generously sized South facing rear garden! The property is conveniently positioned just a short distance into Central West Kirby and is within catchment for excellent local schooling.

Ground Floor

Entrance Porch

Entrance Hallway

WC

Lounge

19' 10" x 17' 11" (6.05m x 5.46m)

Kitchen/Dining/Living Room

33' 10" x 19' 1" (10.31m x 5.82m)

Garage

17' 4" x 9' 2" (5.28m x 2.79m)

First Floor

Bedroom

20' 6" x 13' 10" (6.25m x 4.22m)

En-Suite

Bedroom

17' 1" x 15' 5" (5.44m x 4.70m)

Bedroom

13' 5" x 10' 4" (4.09m x 3.15m)

Bedroom

11' 7" x 6' 3" (3.53m x 1.91m)

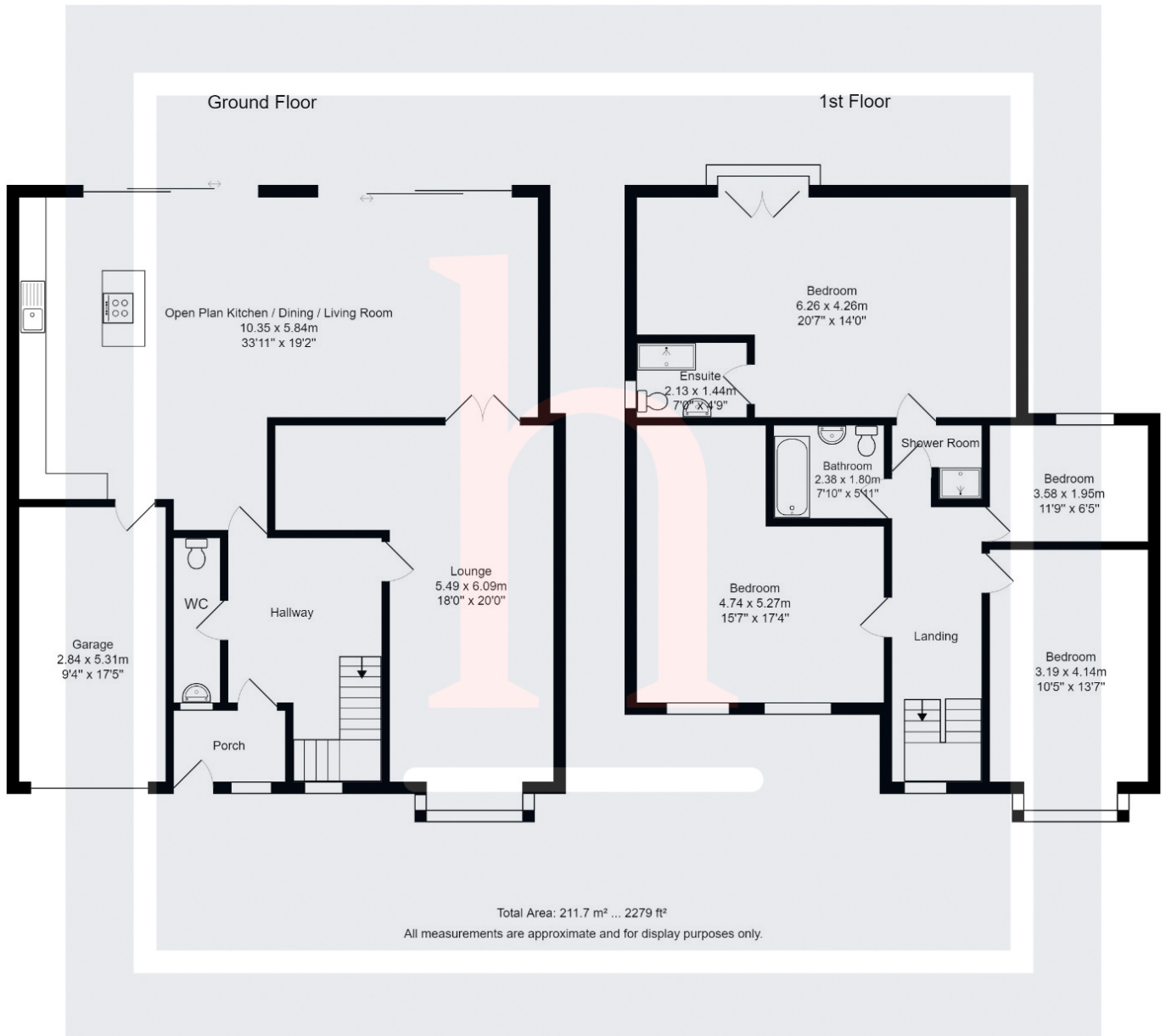
Bathroom

7' 9" x 5' 10" (2.36m x 1.78m)

Shower Room







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	