

FOR SALE

Offers in Excess of £850,000

Gorse Lane, West Kirby, Wirral. CH48 8BH



An extremely rare and stunning lifestyle choice. Offering a fabulous blend of countryside living with beautiful rural views and every convenience that the West Kirby bustling town centre has to offer only minutes away. Tucked away off a private road and nestled in delightfully landscaped, mature gardens this individually designed executive detached family home is a real gem to come to the market.



## Ground Floor

### Entrance Hall

### Office/Playroom

12' 0" x 11' 1" (3.66m x 3.38m)

### Living Room

15' 11" x 12' 8" (4.85m x 3.86m)

### Lounge

13' 3" x 11' 10" (4.04m x 3.61m)

### Kitchen Diner

27' 0" x 9' 10" (8.23m x 3.00m)

### Utility

### DSWC

3' 7" x 3' 1" (1.09m x 0.94m)

## First Floor

### Bedroom

16' 8" x 9' 8" (5.08m x 2.95m)

### En-Suite

8' 2" x 3' 9" (2.49m x 1.14m)

### Bedroom

13' 5" x 13' 2" (4.09m x 4.01m)

## Bedroom

17' 8" x 9' 7" (5.38m x 2.92m)

## Bedroom

13' 7" x 10' 4" (4.14m x 3.15m)

## Bathroom

8' 1" x 7' 1" (2.46m x 2.16m)

## Rear Garden

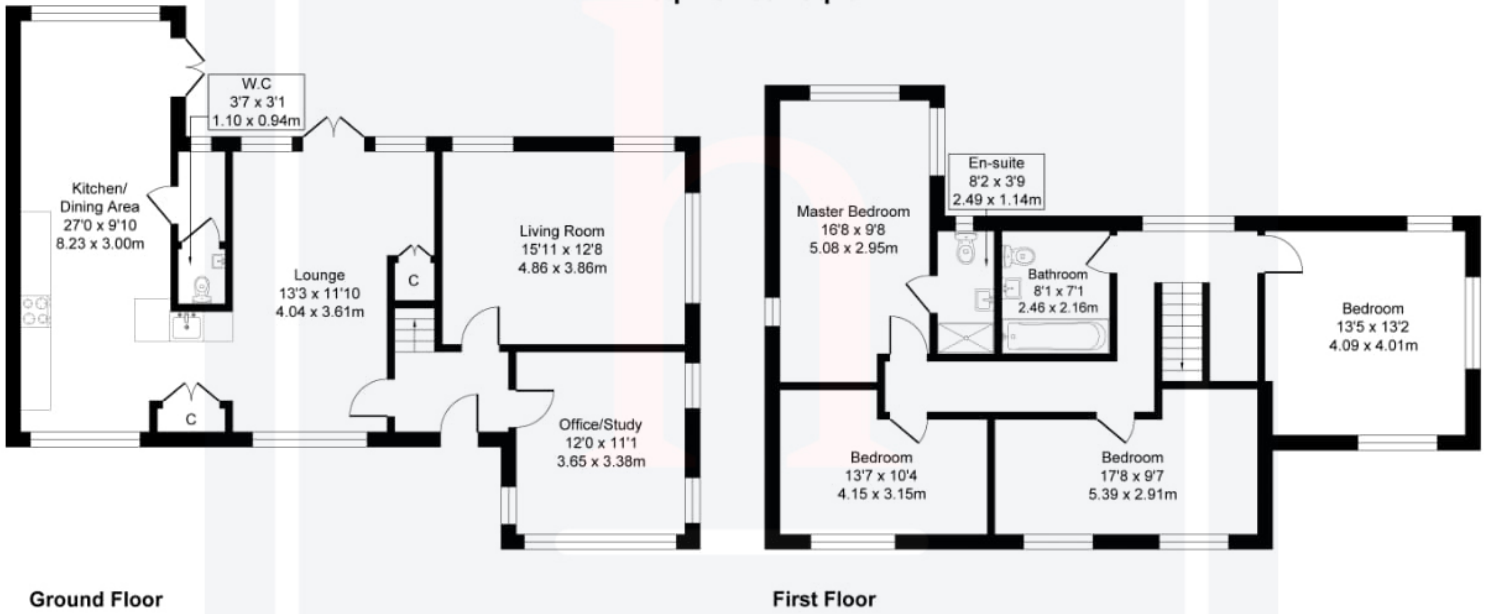








Approximate Gross Internal Area  
172 sq m / 1854 sq ft



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	