

FOR SALE

£565,000

South Parade, West Kirby, Wirral. CH48



OUTSTANDING LIFESTYLE CHOICE WITH SPECTACULAR VIEWS! With properties along this particular stretch of promenade seldom becoming available this is an extremely rare opportunity to purchase the dream home in such a special location. The property affords stunning, far reaching views across the beach and Dee Estuary, to Hilbre Island and the Welsh Hills. The property is also placed to take full advantage of the exceptional sunsets for which the locality is renowned. The location offers an excellent town lifestyle, being close to all the local amenities including supermarket, public transport links and the numerous excellent bars and restaurants. The accommodation briefly comprises a glazed entrance porch with space to sit and enjoy the glorious aspect whilst being screened from the elements. The inviting hallway gives access to a convenient downstairs WC, lounge with front aspect window and a spacious extended open plan kitchen diner to the rear. To the first floor you will three bedrooms and a modern bathroom.

Ground Floor

Porch

7' 10" x 5' 6" (2.39m x 1.68m)

Lounge

15' 10" x 11' 10" (4.83m x 3.61m)

Open Plan Kitchen Diner

19' 9" x 15' 8" (6.02m x 4.78m)

DSWC

First Floor

Bedroom

13' 1" x 12' 2" (3.99m x 3.71m)

Bedroom

13' 0" x 12' 2" (3.96m x 3.71m)

Bedroom

9' 3" x 7' 6" (2.82m x 2.29m)

Bathroom

9' 4" x 7' 4" (2.84m x 2.24m)

Garage

16' 9" x 7' 9" (5.11m x 2.36m)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	73	
(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	