

FOR SALE

£270,000

61, Gilroy Road, West Kirby, Wirral. CH48 6DG



No Onward Chain! A beautifully finished family property with contemporary décor and modern layout doubled with the delightful rural outlook over the pond, paddocks and fields beyond.

This beautifully presented three bedroom semi-detached residence offering bright and inviting accommodation throughout. The property has a large front living room and a separate open plan kitchen/diner which is the ideal space for entertaining guests, as well as a well fitted utility room, cloakroom and a downstairs WC completes the ground floor.

Ground Floor

Entrance Hallway

Lounge

12' 1" x 15' 8" (3.68m x 4.78m)

Kitchen/Diner

18' 7" x 9' 11" (5.66m x 3.02m)

Utility Room

6' 0" x 14' 4" (1.83m x 4.37m)

WC

First Floor

Landing

Bedroom

10' 5" x 16' 3" (3.17m x 4.95m)

Bedroom

11' 11" x 9' 11" (3.63m x 3.02m)

Bedroom

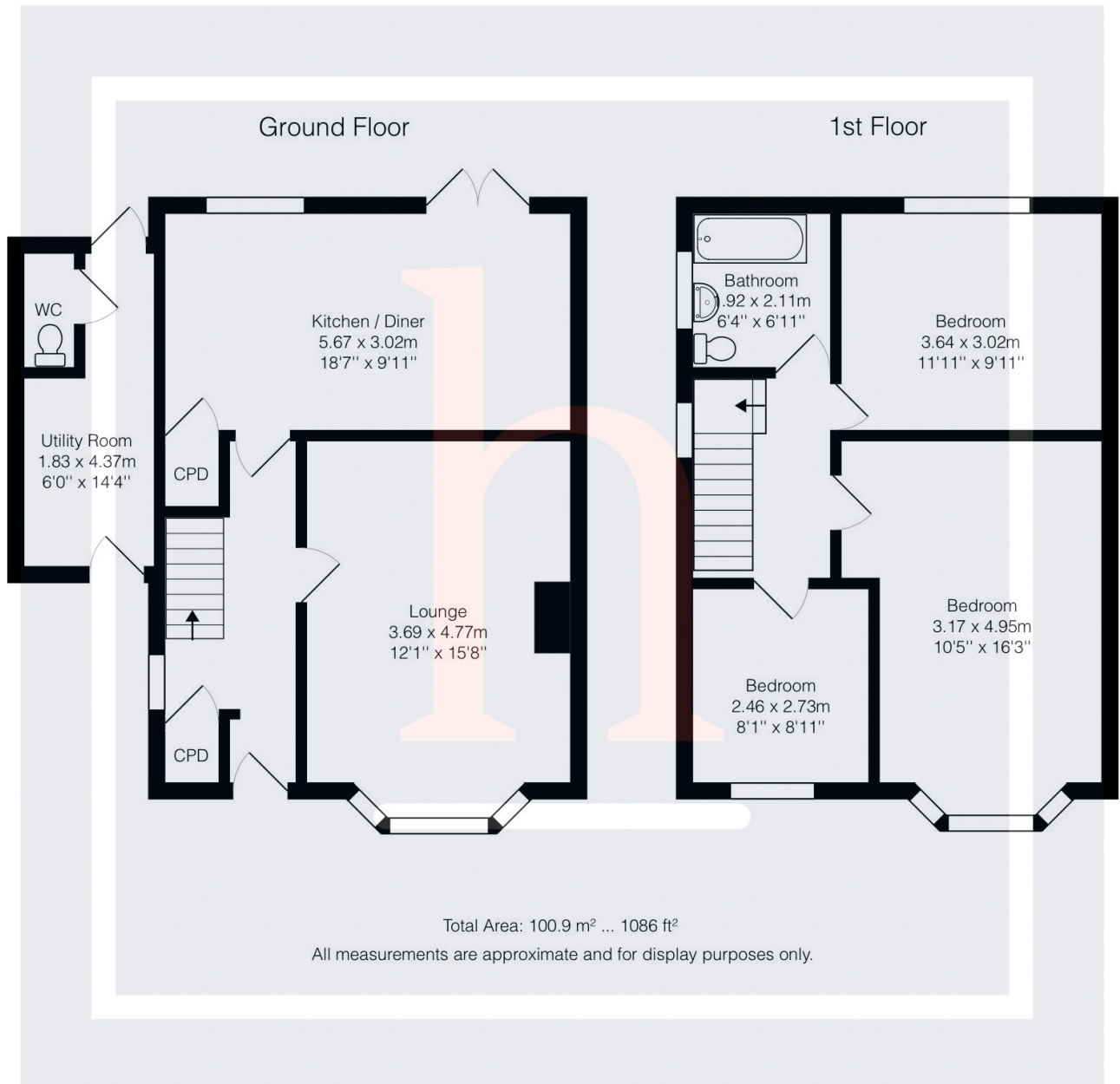
8' 1" x 8' 11" (2.46m x 2.72m)

Bathroom

6' 4" x 6' 11" (1.93m x 2.11m)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	74	
(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	