

FOR SALE

£225,000

Madeley Drive, West Kirby, Wirral. CH48 3LB



**** 50% SHARE OF OWNERSHIP ** PERFECT FIRST TIME BUY!** This well maintained modern end terrace home is situated in a highly sought after location in West Kirby with all of the local amenities, cafes, bars and restaurants as well as the beautiful Marine Lake only minutes away. Additional benefits with West Kirby train station, Ashton Park and the Wirral Way being on the doorstep plus falling within the catchment area of the highly subscribed St Bridget's catchment area bring further reasons for the appeal with this latest addition to the local property market. With no onward chain we recommend an early inspection of this excellent property so as not to miss out. Accommodation in brief comprises entrance porch, bright airy lounge, kitchen, two bedrooms and bathroom. To the rear the property offers an enclosed private garden with a paved patio area, established planting beds and borders, a timber storage shed and gated rear access leading to the Wirral Way. The property also benefits from double glazing,

Ground Floor

Entrance Porch

Lounge

14' 6" x 12' 2" (4.42m x 3.71m)

Kitchen

10' 4" x 12' 2" (3.15m x 3.71m)

First Floor

Bedroom

12' 2" x 8' 11" (3.71m x 2.72m)

Bedroom

12' 2" x 7' 3" (3.71m x 2.21m)

Bathroom

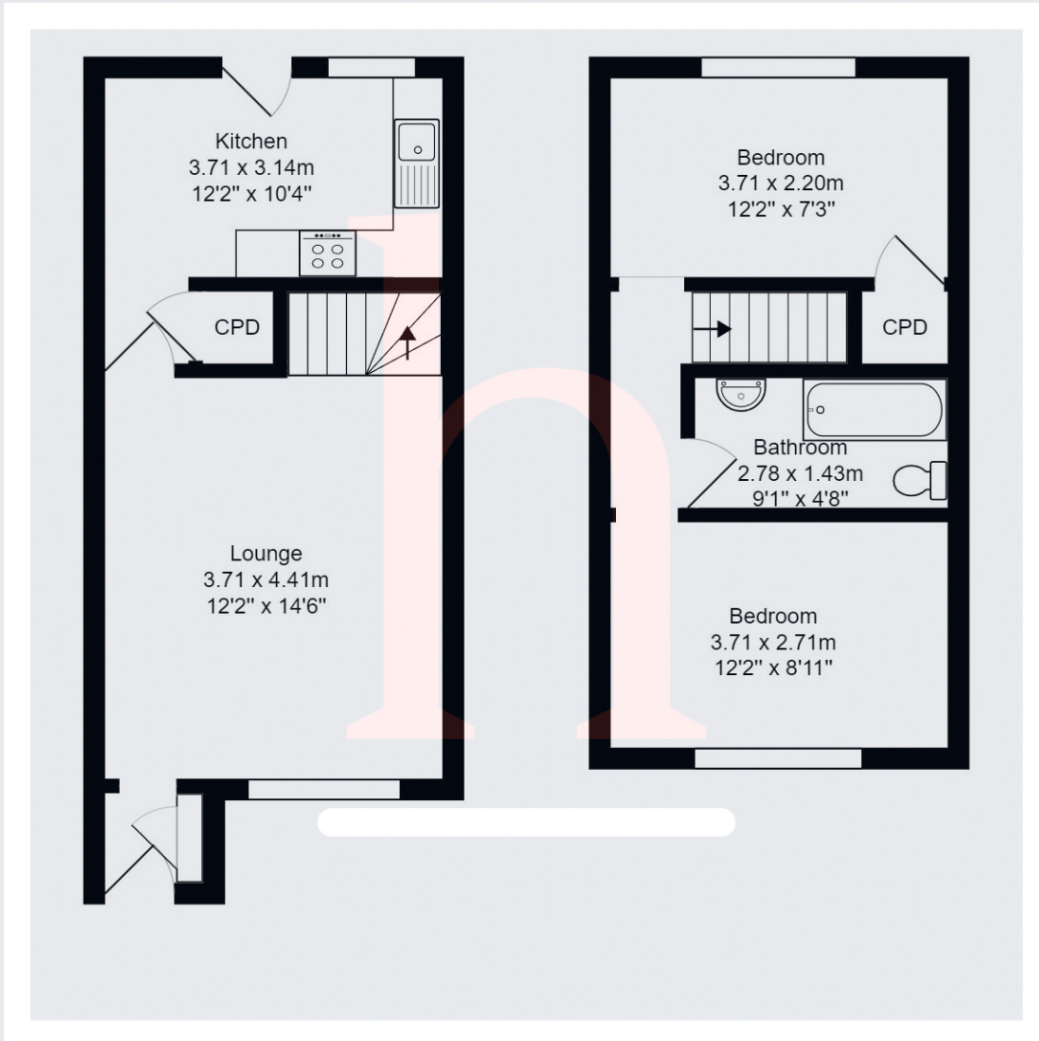
9' 1" x 4' 8" (2.77m x 1.42m)





Ground Floor

1st Floor



Total Area: 57.2 m² ... 615 ft²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 