

FOR SALE

£685,000

Black Horse Hill, West Kirby. CH48 7EF



Simply stunning! Tucked away on a deceptively spacious plot on Black Horse Hill is this well-proportioned and beautifully presented, three bedroom detached home. Boasting a modern twist on a home that is full of character, the finish throughout is a credit to the current owners with its 'turn key' presentation. With both secondary and primary schools on your doorstep along with the hustle and bustle of West Kirby being just a short walk away, you also have great transport links with bus routes and West Kirby train station. This is certainly not one to be missed.

## Ground Floor

### Dining Room

7' 0" x 12' 0" (2.13m x 3.66m)

### Garden Room

8' 0" x 9' 4" (2.44m x 2.84m)

### Lounge

11' 1" x 15' 1" (3.38m x 4.60m)

### Family Room

12' 3" x 14' 0" (3.73m x 4.27m)

### Kitchen / Breakfast Room

9' 10" x 20' 7" (3.00m x 6.27m)

### Utility Room

6' 8" x 5' 7" (2.03m x 1.70m)

### Downstairs WC

## First Floor

### Bedroom

14' 5" x 15' 1" (4.39m x 4.60m)

### Bedroom

12' 1" x 14' 0" (3.68m x 4.27m)

### Bedroom

8' 8" x 10' 8" (2.64m x 3.25m)

### Bathroom

5' 8" x 9' 9" (1.73m x 2.97m)







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(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	