

FOR SALE

£425,000

Ford Road, Upton, Wirral. CH49 0TF



Exclusive Family Home! This is a rare opportunity to purchase this wonderful four bedroom detached family residence which is positioned on a very private section of Ford Road in Upton. Quietly tucked away on an unadopted road, this is the perfect property for a growing family who is looking to be in the catchment area of fantastic local schools, as well as being nearby to excellent amenities, transport and motorway links.

Ground Floor

Entrance Porch

4' 8" x 5' 7" (1.42m x 1.70m)

Entrance Hallway

Office

11' 10" x 9' 8" (3.61m x 2.95m)

WC/Cloakroom

9' 3" x 4' 3" (2.82m x 1.30m)

Dining Room

10' 11" x 13' 11" (3.33m x 4.24m)

Lounge

13' 8" x 16' 2" (4.17m x 4.93m)

Kitchen

12' 6" x 13' 10" (3.81m x 4.22m)

Utility Room

9' 2" x 4' 9" (2.79m x 1.45m)

Rear Porch

5' 8" x 7' 2" (1.73m x 2.18m)

Garage

9' 0" x 16' 8" (2.74m x 5.08m)

First Floor

Landing

Bedroom

16' 10" x 10' 1" (5.13m x 3.07m)

En-Suite

5' 2" x 5' 9" (1.57m x 1.75m)

Bedroom

10' 10" x 13' 8" (3.30m x 4.17m)

Bedroom

10' 10" x 13' 5" (3.30m x 4.09m)

Bedroom

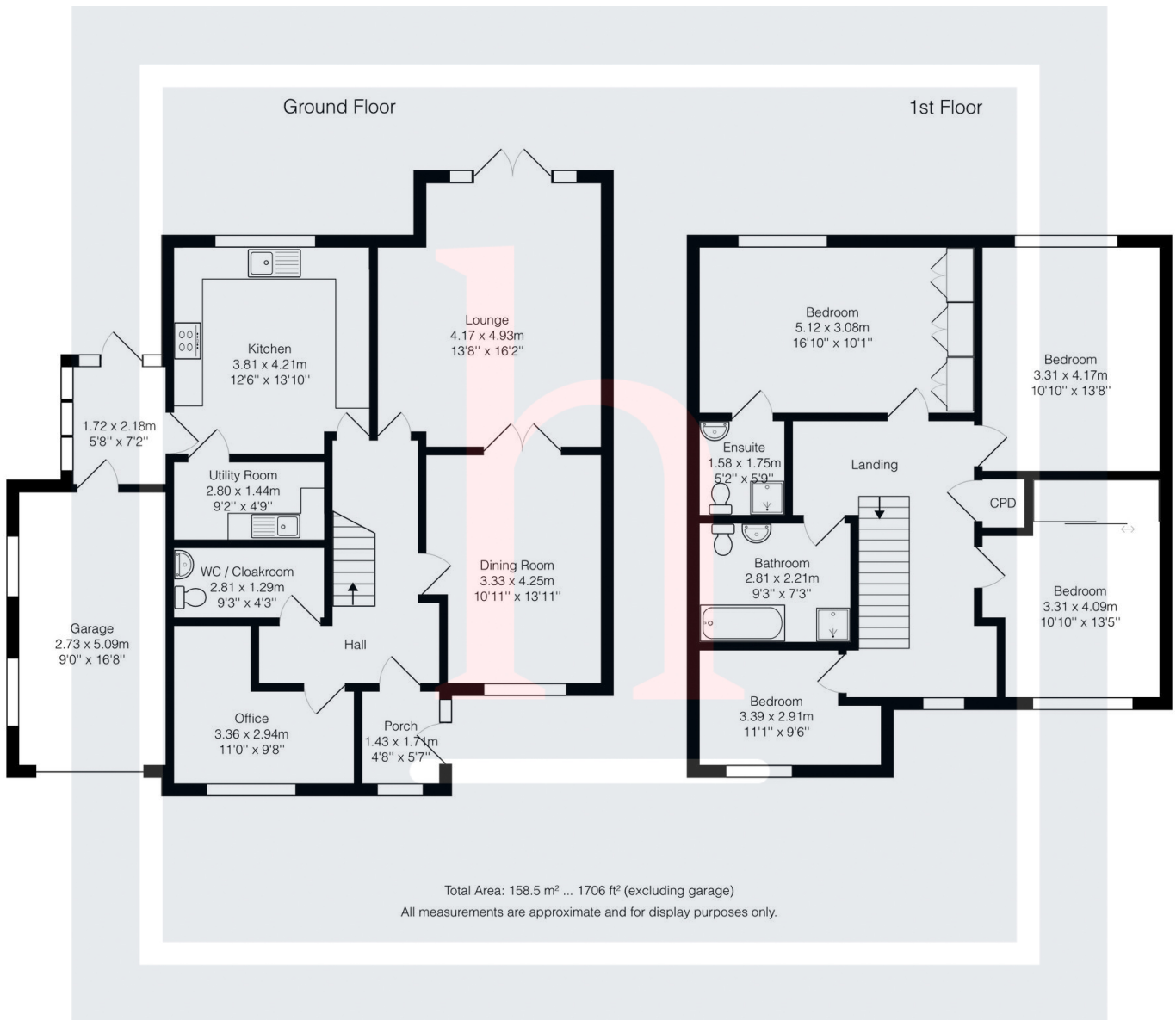
11' 1" x 9' 6" (3.38m x 2.90m)

Bathroom

9' 3" x 7' 3" (2.82m x 2.21m)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	78	
(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	