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A: 42 Grange Road, West Kirby, CH48 4EF

FOR SALE

£285,000

Grange Road, West Kirby, Wirral. CH48 4EG



Unique Period Home! Coming to the market with no onward chain is this fabulous period mid terrace property which offers ample living space and oozes character throughout. Situated in the heart of West Kirby within yards of the Train Station, Marine Lake, local shops and restaurants, this is the ideal lifestyle move for a potential buyer which can be suitable for a family or investor.

Upon entry, there is a spacious entrance hallway with a staircase that rises to the first floor as well as the lower ground level. To the ground floor there is a well proportioned bedroom with a fitted en-suite shower room, whereas to the lower ground floor there is a large reception room with plenty of storage. It is from here that the rear door opens to a charming sunny aspect outdoor courtyard with raised decking and original quarry tiles.

Ground Floor

Entrance Hallway

Bedroom

14' 6" x 11' 11" (4.42m x 3.63m)

En-Suite

5' 0" x 5' 9" (1.52m x 1.75m)

Lower Ground Floor

Reception

11' 11" x 14' 8" (3.63m x 4.47m)

Storage

First Floor

Kitchen/Diner

14' 9" x 12' 0" (4.50m x 3.66m)

Lounge

14' 9" x 13' 11" (4.50m x 4.24m)

Second Floor

Bedroom

14' 9" x 11' 11" (4.50m x 3.63m)

En-Suite

4' 3" x 7' 10" (1.30m x 2.39m)

Bedroom

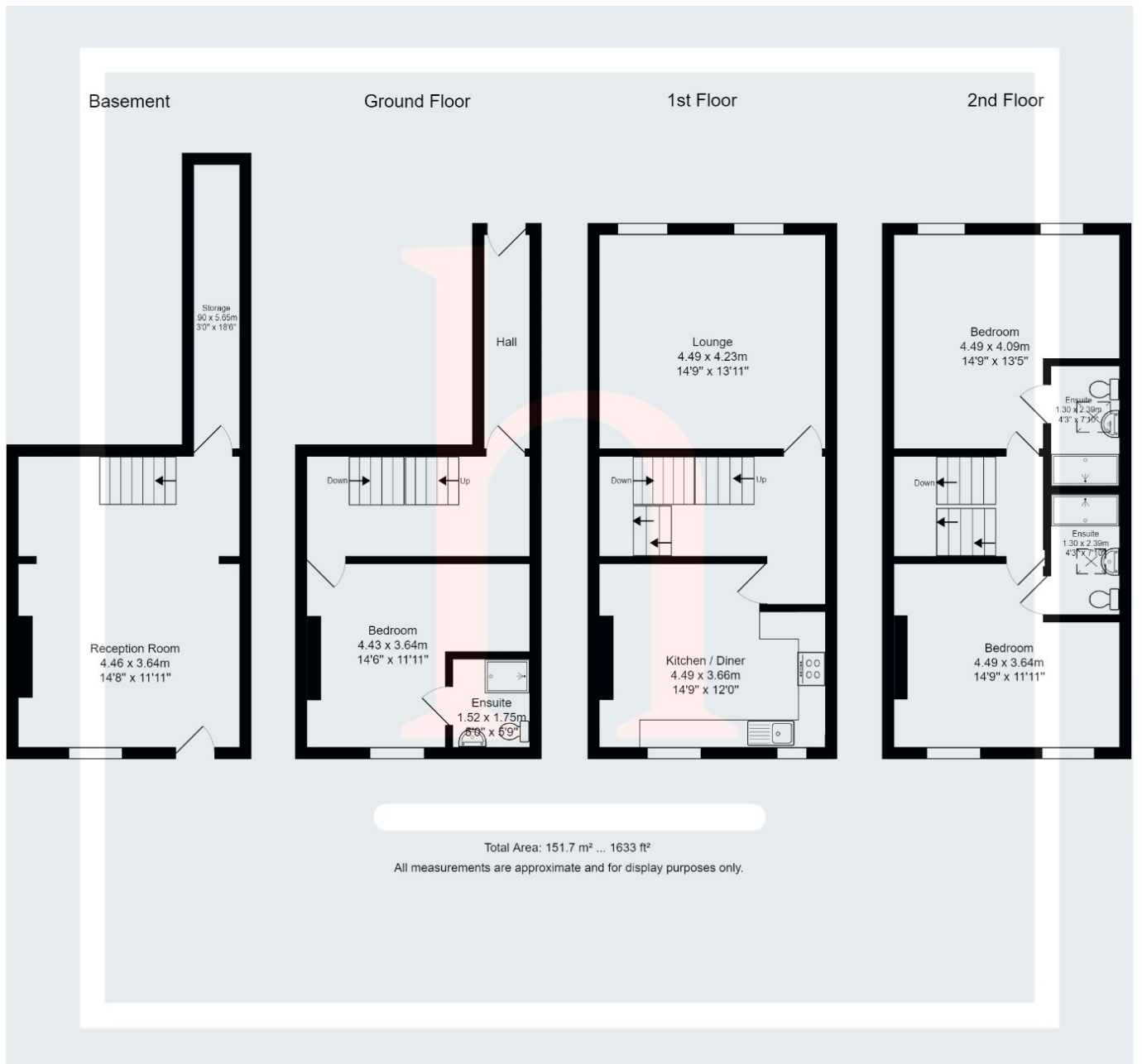
14' 9" x 13' 5" (4.50m x 4.09m)

En-Suite

4' 3" x 7' 10" (1.30m x 2.39m)







Total Area: 151.7 m² ... 1633 ft²
 All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	