

FOR SALE

£250,000

Newton Cross Lane, West Kirby, Wirral. CH48



Charming Cottage Terrace! This well presented and deceptively spacious mid terrace cottage has been improved by the current owner including the installation of a beautiful new kitchen. Situated in a popular and quiet part of West Kirby, close to the local post office, supermarket and good bus links. Well placed for excellent schooling, especially Hilbre High School and Calday Grammar School. Set back from the road with excellent frontage providing off road parking as well as a low maintenance garden. The property is accessed via a useful porch area leading into the comfortable front lounge. Beyond this you will find the fantastic spacious dining kitchen with integrated fridge freezer and dishwasher. French doors lead out to the rear garden and stairs head up to the first floor. Here you will find the spacious main bedroom, a second bedroom and a bathroom. To the rear there is a South-Westerly facing private low maintenance garden laid mostly to chipped slate with a raise bed for planting and a brick built utility/garden store with

Ground Floor

Porch

Lounge

14' 4" x 10' 6" (4.37m x 3.20m)

Breakfast Kitchen

19' 7" x 14' 4" (5.97m x 4.37m)

First Floor

Bedroom

14' 3" x 10' 6" (4.34m x 3.20m)

Bedroom

10' 8" x 8' 4" (3.25m x 2.54m)

Bathroom

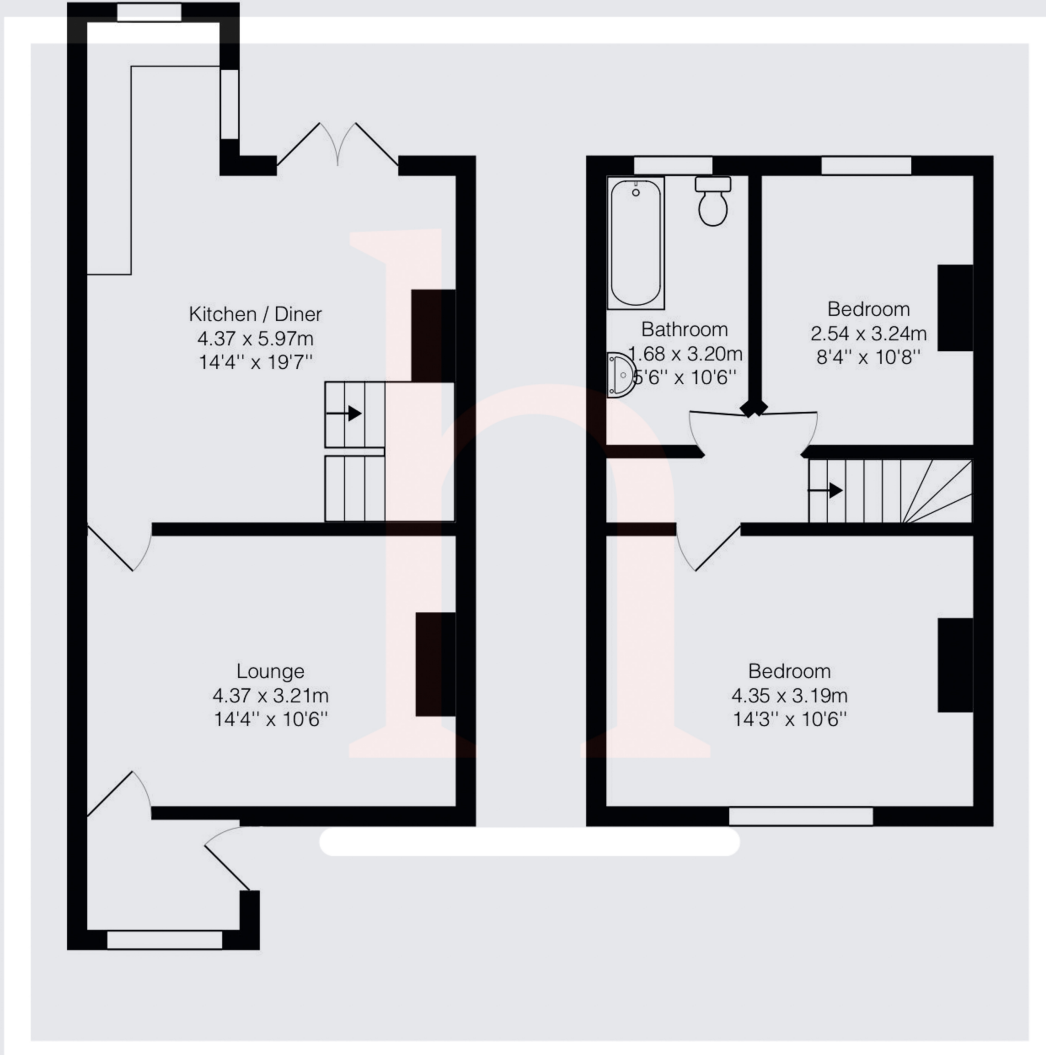
10' 6" x 5' 6" (3.20m x 1.68m)





Ground Floor

1st Floor



Total Area: 70.9 m² ... 763 ft²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 