

FOR SALE

Sandiway, Meols, Wirral. CH47 6AJ

Offers in Excess of £315,000



Substantial family home! Tucked away in the ever popular Sandiway in Meols is this three bedroom, semi-detached property. This a fantastic opportunity for a buyer to turn a house into a home with refurbishment throughout. The spacious living accommodation ticks a number of boxes for a growing family and also finds itself close to local amenities, reputable schools and fantastic transport links with Meols train station being just a short walk away. This one won't be on for long!

Ground Floor

Living Room

11' 6" x 16' 0" (3.51m x 4.88m)

Second Reception Room

11' 6" x 12' 5" (3.51m x 3.78m)

Dining/Breakfast Room

7' 8" x 9' 1" (2.34m x 2.77m)

Kitchen

7' 10" x 10' 3" (2.39m x 3.12m)

First Floor

Bedroom

11' 11" x 14' 0" (3.63m x 4.27m)

Bedroom

11' 11" x 12' 5" (3.63m x 3.78m)

Bedroom

7' 6" x 8' 6" (2.29m x 2.59m)

Shower Room

7' 7" x 5' 10" (2.31m x 1.78m)

WC

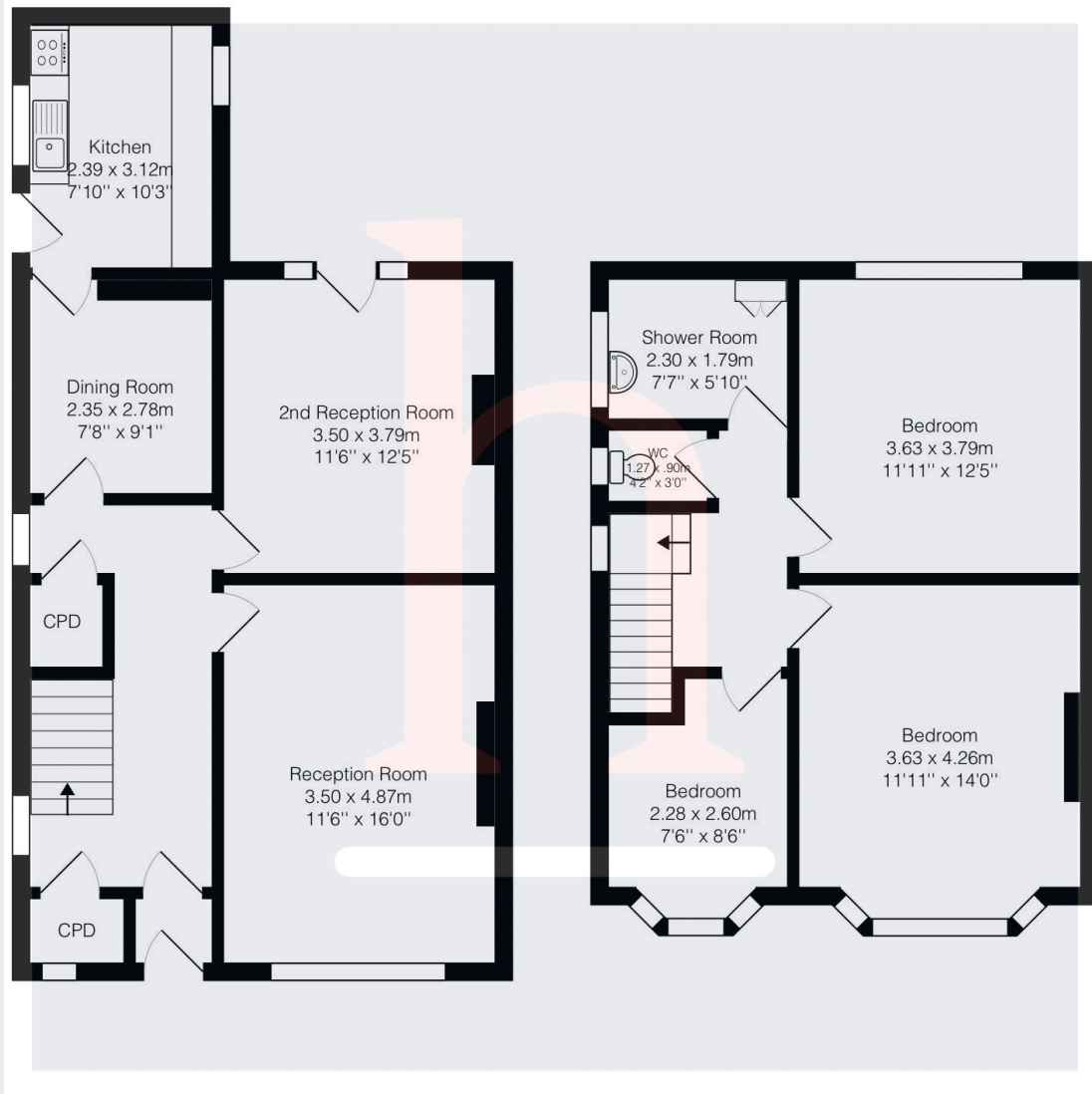
4' 2" x 3' 0" (1.27m x 0.91m)





Ground Floor

1st Floor



Total Area: 109.7 m² ... 1181 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		83
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	