

FOR SALE

Offers in Excess Of £250,000

Victoria Road, West Kirby, Wirral. CH48 3HL



No Chain! Situated on one of West Kirby's most desirable roads is this spacious two/three bedroom first floor apartment on the beautiful Victoria Road. Coming to the market with no onward chain, the property benefits from having off road parking as well as well-maintained communal gardens.



## Hallway

## Lounge

16' 4" x 12' 7" (4.98m x 3.84m)

## Bedroom 1

14' 10" x 12' 7" (4.52m x 3.84m)

## Bedroom 2

11' 2" x 10' 11" (3.40m x 3.33m)

## Bathroom

## Kitchen

9' 9" x 7' 9" (2.97m x 2.36m)

## Dining Room

15' 1" x 10' 7" (4.60m x 3.23m)

## Lounge

16' 4" x 12' 7" (4.98m x 3.84m)

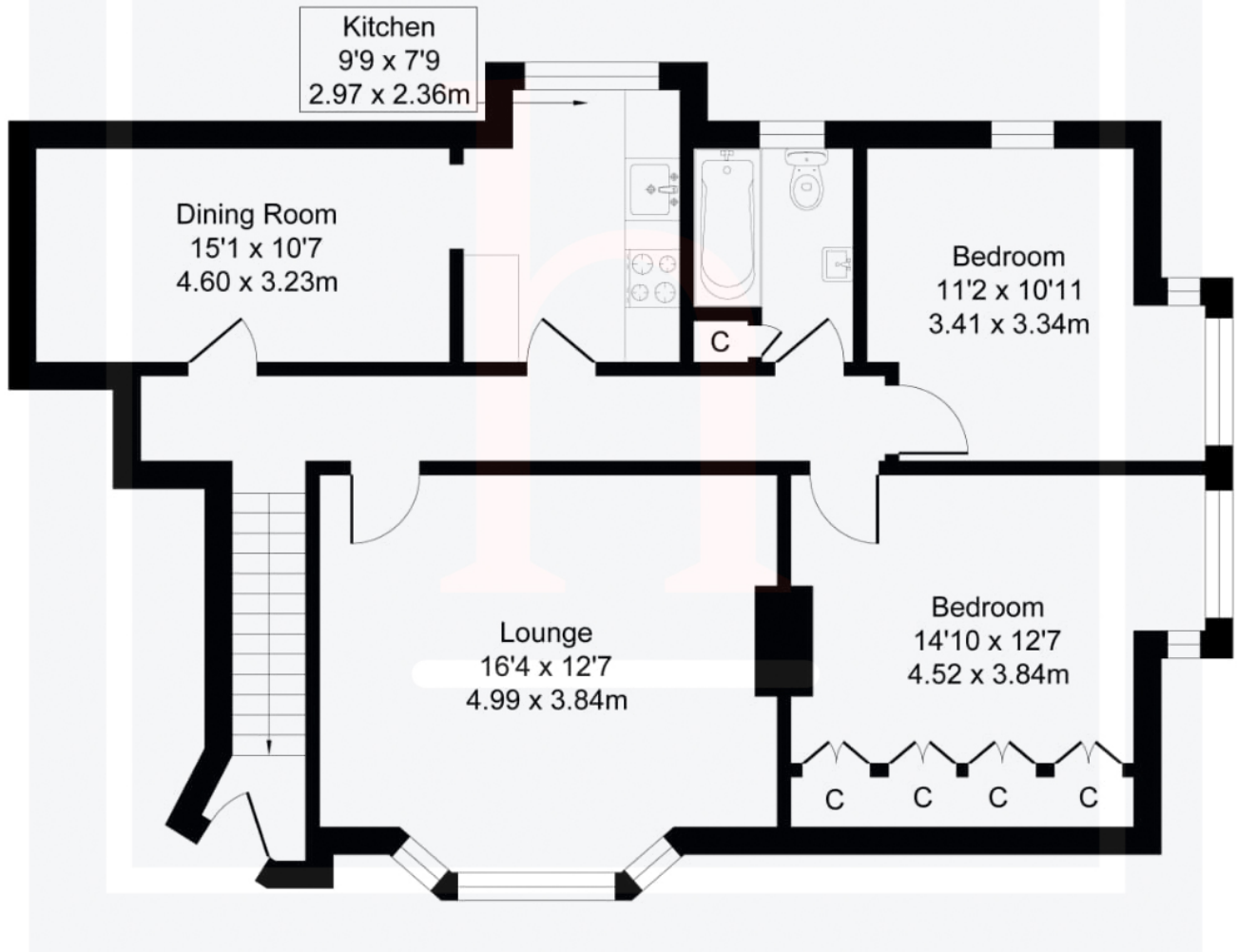








## Approximate Gross Internal Area 85 sq m / 911 sq ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(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	