

FOR SALE

£260,000

Frankby Road, West Kirby, Wirral. CH48 6EQ



No Chain! This is a fantastic opportunity to purchase this well-presented three bedroom semi-detached residence on the popular Frankby Road in West Kirby. Within close proximity to Hilbre High School and Black Horse Hill Infant School, this gem is the ideal place to start a family.

Sit on a generously sized plot, the front of the property is impressive with ample off road parking and a landscaped garden.



## Ground Floor

### Entrance Hallway

### Lounge

11' 1" x 15' 10" (3.38m x 4.83m)

### Kitchen

10' 2" x 15' 10" (3.10m x 4.83m)

### Conservatory

9' 7" x 9' 8" (2.92m x 2.95m)

## First Floor

### Bedroom

10' 4" x 9' 11" (3.15m x 3.02m)

### Bedroom

11' 10" x 6' 11" (3.61m x 2.11m)

### Bedroom

7' 11" x 8' 7" (2.41m x 2.62m)

### Bathroom

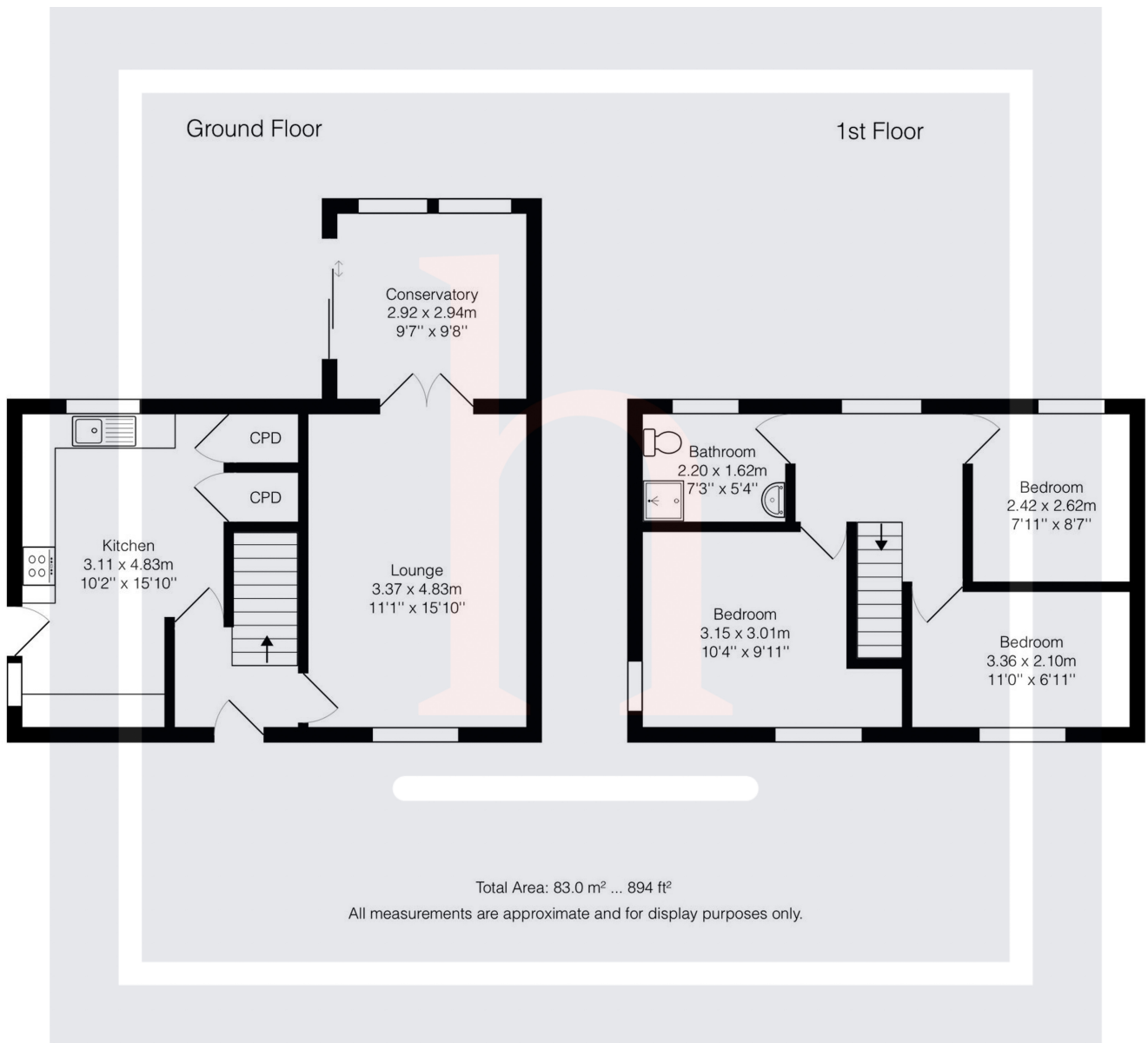
7' 3" x 5' 4" (2.21m x 1.63m)











| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>85</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>69</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |