

FOR SALE

£240,000

St David Road, Claughton, Wirral. CH43 8SW



Substantial family home in popular location! This is a fantastic opportunity to purchase this generously sized three bedroom semi-detached abode on the popular St David Road. Situated nearby to the Villages of Oxtan and Claughton, the property is also on the doorstep of the beautiful Birkenhead Park where a family can enjoy pleasant walks.

To the ground floor there is a spacious entrance hallway which gives you access to the dining room/living room. This is a lovely open-plan arrangement which is ideal for entertaining with views into the rear garden. Also to the ground floor is the kitchen, also open-plan with a breakfast bar and has space for a table and chairs should a buyer wish to use this space as a dining area also.

## Ground Floor

### Entrance Hallway

### Dining Room

12' 10" x 12' 0" (3.91m x 3.66m)

### Living Room

### Kitchen

9' 9" x 8' 6" (2.97m x 2.59m)

## First Floor

### Bedroom 1

14' 3" x 12' 0" (4.34m x 3.66m)

### Bedroom 2

12' 9" x 10' 11" (3.89m x 3.33m)

### Bedroom 3

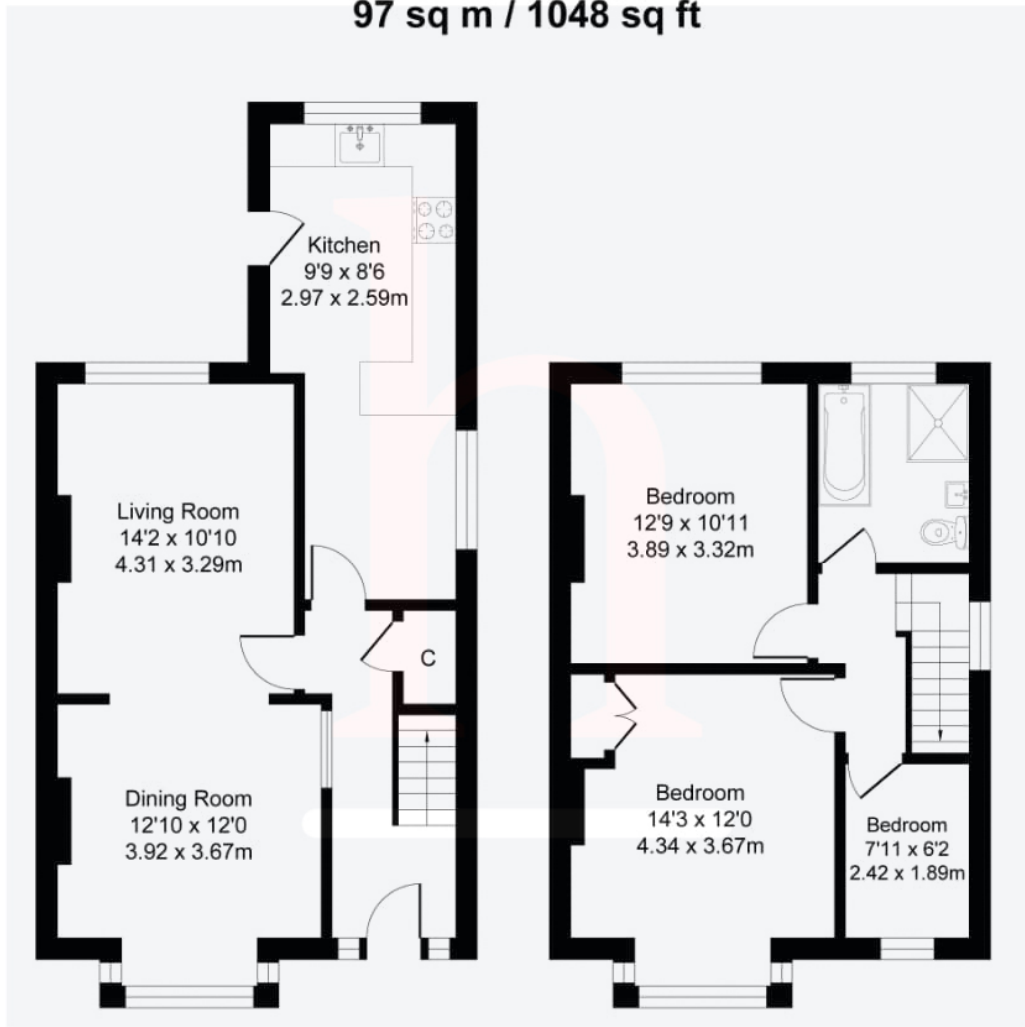
7' 11" x 6' 2" (2.41m x 1.88m)

### Bathroom





**Approximate Gross Internal Area**  
**97 sq m / 1048 sq ft**



**Ground Floor**

**First Floor**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(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 