

FOR SALE

£275,000

Village Road, West Kirby, Wirral, Merseyside. CH48



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Superb Private Location! This character style mews property has been built in recent years to create the ideal home for those seeking a prime West Kirby address, low maintenance accommodation and privacy. Tucked behind a row of cottages on Village Road in West Kirby the property sits within a courtyard development. The internal accommodation is set over three floors and includes two bedrooms, bathroom, spacious lounge diner, breakfast kitchen and separate WC. There are two private parking spaces within an under-croft. All of West Kirby's amenities and lifestyle options are a short stroll away including the ever popular Marine Lake, Ashton Park and train station with links to Liverpool. Benefits include double glazing, central heating and with no onward chain we encourage an early inspection of this latest addition to the local property market.

Ground Floor

Hall

Kitchen Breakfast

11' 2" x 8' 6" (3.40m x 2.59m)

First Floor

Landing

Spacious Lounge Diner

19' 10" x 14' 2" (6.05m x 4.32m)

WC

7' 3" x 4' 11" (2.21m x 1.50m)

Second Floor

Landing

Bedroom

15' 1" x 13' 2" (4.60m x 4.01m)

Bedroom

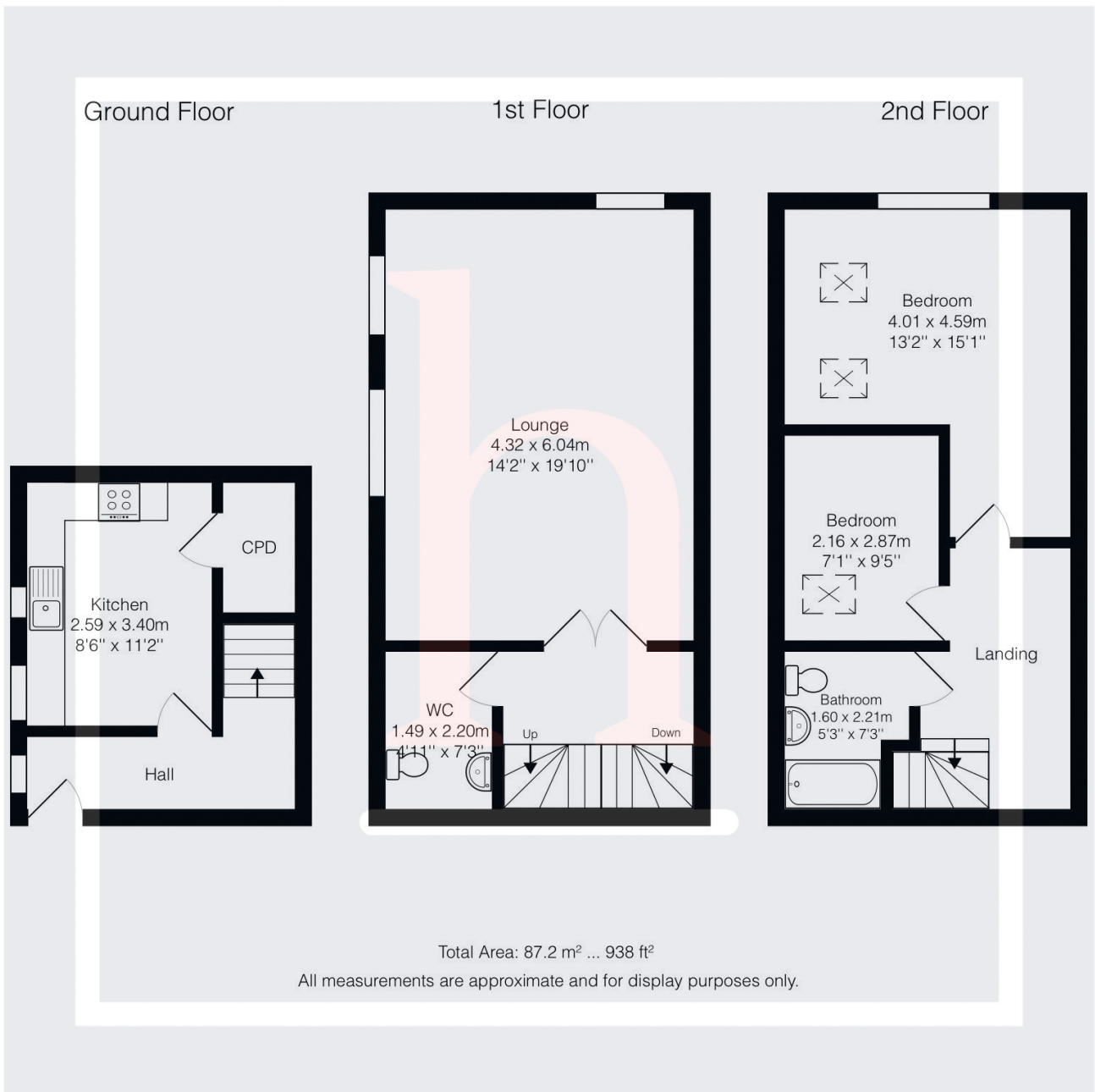
9' 5" x 7' 1" (2.87m x 2.16m)

Bathroom

7' 3" x 5' 3" (2.21m x 1.60m)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	