

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



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**9 Mere Avenue Wirral CH63**

**£475,000**

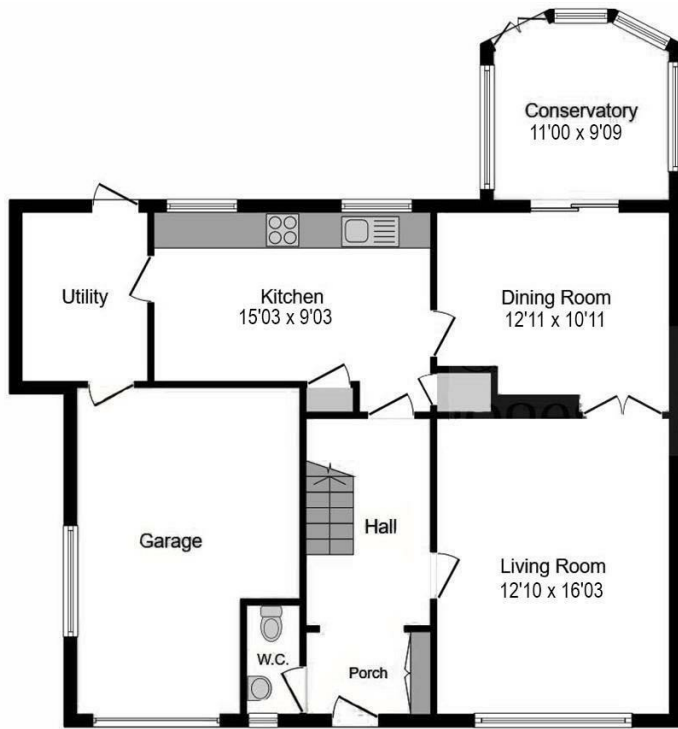


- Four Bedroom Detached Family Home
- Large Rear Conservatory
- Off Road Parking And Garage
- Side Extension
- Solar Panels
- Immaculate Garden

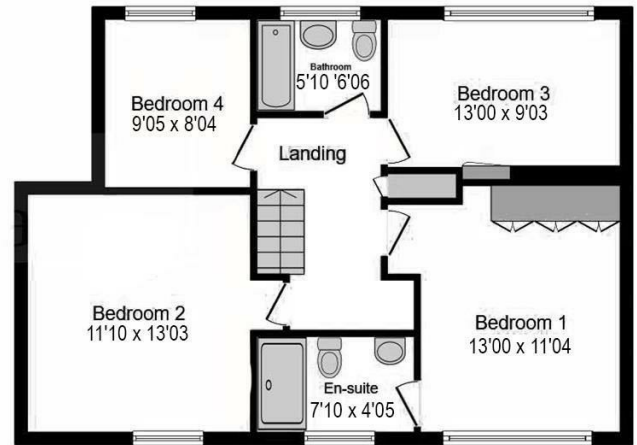
Constables are delighted to present to the market this detached house situated in the highly sought after area of Raby Mere. The accommodation is incredibly spacious and well-planned and has a good-sized rear garden, excellent off road parking and an integral single garage and further benefits from solar panels.

The accommodation comprises; entrance porch with a fully fitted cloakroom/WC, hallway, lounge, and separate dining room with UPVC doors leading to a beautifully presented conservatory. The kitchen is well-appointed with an excellent range of units and integrated appliances. Off the kitchen is a utility room with doorway into the garage. On the first floor there are four good sized bedrooms and a contemporary family bathroom/WC. The main bedroom has an en-suite.

This impressive home must be seen to be appreciated and early viewing is essential.



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Entrance Hallway**

**Cloakroom**  
2'09 x 6'02

**Lounge**  
12'10 x 16'03

**Dining Room**  
12'11 x 10'11

**Kitchen**  
15'03 x 9'03

**Conservatory**  
11'00 x 9'09

**First Floor**

**Master Bedroom**  
13'00 x 11'04

**En-Suite**  
7'10 x 4'05

**Second Bedroom**  
11'10 x 13'03

**Third Bedroom**  
13'00 x 9'03

**Fourth Bedroom**  
9'05 x 8'04

**Family Bathroom**  
5'10 x 6'06











