



Black Horse Hill, West Kirby, Wirral, CH48 7EF

welcome to

Black Horse Hill, West Kirby Wirral

A truly delightful TWO BEDROOM Semi-Detached cottage built in 1881 located in West Kirby. Do Not Miss Out!



Property Description

A truly delightful and particularly attractive semi-detached cottage, having beautifully kept gardens, and with gas central heating and double glazing. The accommodation comprises; Hall, front lounge with feature fireplace, dining room, attractively fitted and well-appointed kitchen with oven and hob. Double glazed sun lounge. There are two double bedrooms with fitted furniture. Tiled shower room. Very good sized front and split-level rear gardens, car port and off road parking. Viewing essential.

Canopy Porch

Hall

Oak strip flooring, single radiator.

Lounge

14' 5" x 13' (4.39m x 3.96m)

With double glazed front window, double radiator, oak strip flooring. Feature marble effect fireplace with marble inset and hearth and multi fuel burner. Cloaks cupboard under stairs with double glazed window, wall light and meter cupboard, currently used as office space. Chimney breast recesses with display shelving and base cupboards. Twin part glazed doors to;

Dining Room

11' 9" x 9' 9" (3.58m x 2.97m)

Oak strip flooring, double glazed window, double radiator, door to Sun Lounge, door to kitchen.

Fitted Kitchen

17' 10" x 6' 7" (5.44m x 2.01m)

Range of wall base and draw cream units with marble effect work surfaces, dish washer plumbing. Integral oven and Neff gas hob. Tall larder cupboard. Part tiled walls in white, single radiator. Vaillant gas central heating boiler, double glazed windows to side and rear, washing machine plumbing. Additional work surfaces.

Sun Lounge

11' 10" x 6' 9" (3.61m x 2.06m)

With double glazed windows, double glazed door to garden. Ceiling spot lights, cream coloured tiled floor.

First Floor Landing

Approached from the hall by a turned staircase leading to split level landing with Double glazed window.

Bedroom One

14' 8" x 12' 9" (4.47m x 3.89m)

Double glazed window, single radiator, fitted two double and two single wardrobes with upper linen cupboards.

Bedroom Two

11' 8" x 9' 9" (3.56m x 2.97m)

Double glazed window overlooking delightful rear garden, single radiator and two single wardrobes with bed side units.

Shower Room

White Victorian style suite and comprising; pedestal wash basin, low level WC. Tiled shower cubicle with very recently installed Triton shower. Two double glazed frosted windows, single radiator, marble effect tiled floor. Two tone marble effect wall tiling with decorative dado tiling. Tall shelved airing cupboard, range of accessories.

Outside

There are the most delightful, very well kept and stocked gardens to both front and rear, the front garden with green slate chippings, mature shrubs and flowers, pine tree. Sandstone boundary walling and timber fencing. Double wrought iron gates give access to driveway and car port. Brick path.

Rear Garden

The rear garden is a delight it is on two levels, being larger than average, very well kept and stocked and having a patio, sandstone boundary walling and timber fencing. There are well laid out flower and shrub beds and borders, as well as a feature pond with ornamental fountain. Paved paths.



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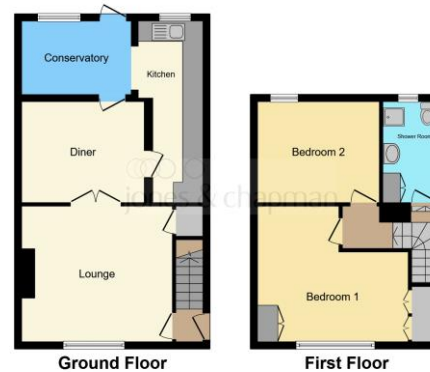
Black Horse Hill, West Kirby Wirral

- REDUCED FROM £315,000
- Delightful Victorian Cottage - Dating Back To 1881
- Log Burning Fireplace
- Two bedrooms
- Car port and off road parking

Tenure: Freehold EPC Rating: E

offers in excess of

£290,000



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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HOY104599 - 0021

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