



**Cornflower Way, WIRRAL, CH46 1SU**

**welcome to**

**Cornflower Way, WIRRAL**

Beautifully presented 3-Bedroom Semi-Detached home with versatile living spaces. Ideal for first time buyers or families. Perfectly located within walking distance to Leasowe train station and local shops nearby.



### **Property Description**

Situated in a sought-after residential area, this well-maintained three-bedroom semi-detached property offers modern, flexible living ideal for families or professionals alike.

Step inside to discover a spacious lounge leading to the kitchen and dining area - perfect for both relaxing and entertaining. The kitchen has ample storage and worktop space, flowing into the dining area for sociable, everyday living. A lovely conservatory to the rear provides additional space, ideal as a second sitting room, playroom, or home office, with direct access to the garden. The property also features a converted garage, offering a versatile extra room that could function as a study, hobby space, gym, or guest room. Upstairs the master bedroom benefits from an en-suite, while two further well-proportioned bedrooms are served by a family bathroom. Outside, the home enjoys both front and rear gardens, with the rear garden offering a private, enclosed space perfect for outdoor entertaining or relaxing in the sunshine. A generous driveway to the front provides ample off-road parking. Council Tax Band: C

### **Entrance Hall**

Front aspect door, single panel radiator with laminate flooring.

### **Lounge**

12' 5" x 13' 10" ( 3.78m x 4.22m )

Front aspect double glazed double window, single panel radiator, access to understairs storage cupboard, gas fire with hearth and surround wall light, and laminate flooring.

### **Kitchen/Diner**

15' 6" x 10' 7" ( 4.72m x 3.23m )

Front aspect double glazed double window, single panel radiator, access to understairs storage cupboard, gas fire with hearth and surround wall light, and laminate flooring.

### **Conservatory**

14' 11" x 7' 2" ( 4.55m x 2.18m )

Side and rear double glazed windows, rear doors to the garden, side door allowing access to the driveway and tiled flooring.

### **Garage Room**

10' 11" x 8' 10" ( 3.33m x 2.69m )

Front double glazed window, power and lighting, wooden flooring.

### **Landing**

Stairs from the hallway, loft access, access to the airing cupboard and carpeted.

### **Bedroom One**

12' 1" x 9' 5" ( 3.68m x 2.87m )

Front aspect double glazed window, single panel radiator and carpeted.

### **Bedroom Two**

8' 11" x 8' 10" ( 2.72m x 2.69m )

Rear double glazed window, single panel radiator and carpeted.

### **Bedroom Three**

7' 4" x 5' 11" ( 2.24m x 1.80m )

Front aspect double glazed window, single panel radiator and carpeted.

### **Bathroom**

Rear double glazed window, WC, basin, bath with shower over, extractor fan, tiled flooring and part tiled walls.

### **En Suite**

Rear double glazed window, WC, basin, shower cubicle, extractor fan, tiled flooring, part tiled walls, single panel radiator, wall mounted light with shaver point.

### **Outside**

#### **Front Garden**

Lawn area and driveway access.

### **Rear Garden**

Enclosed rear garden with lawn, well maintained planted borders, decking area, access to a brick built store room with power.



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## welcome to Cornflower Way, WIRRAL

- Spacious family home
- Open plan lounge, kitchen diner
- Conservatory
- Garage converted to give a additional room ideal for home office or playroom
- Ensuite master bedroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 55.00

Ground Rent: 55.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £220,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MOR109771 - 0009

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