



## 1 Cheshire Grove, Wirral, CH46 0TB Offers Over £345,000



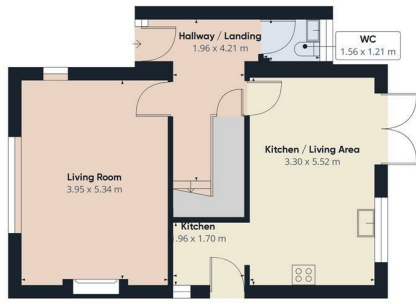
A detached family home situated in a quiet cul de sac in a popular residential area close to transport links and local amenities. The property boasts off road parking and garage to the front aspect of the property and comprises of four bedrooms, two reception rooms, modern kitchen, family shower room and downstairs wc. The property also benefits from gas central heating, double glazing and large rear garden area. This well presented home is one to be viewed! EPC Rating E

- Four Bedrooms
- Detached Property
- Two Reception Rooms
- Modern Kitchen
- Modern Shower Room
- Downstairs WC
- Garage
- Double Glazing
- Gas Central Heating
- Large Rear Garden

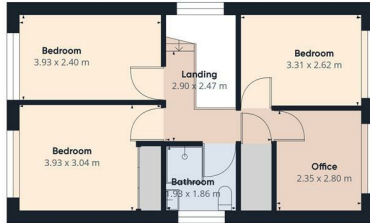
### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
104.52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE 360



**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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