



## 1 Priory Close, Wirral, CH63 3EG Offers In The Region Of £375,000

 3  2  2  D

Located in the area of Priory Close, Wirral, this modern semi-detached house offers a delightful blend of comfort and contemporary living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting open-plan kitchen is designed with family dining in mind, providing a warm and welcoming atmosphere for gatherings and everyday meals.

The house features two spacious reception rooms, allowing for versatile use, whether as a cosy lounge or a formal dining area. Convenience is key, with a downstairs WC and a family bathroom, ensuring that the needs of all residents are met with ease.

Outside, the property boasts off-road parking for two vehicles, a valuable asset in today's busy world. The rear garden offers a private outdoor space, ideal for relaxation or entertaining guests. Additionally, the detached office space or gym at the rear presents an excellent opportunity for those working from home or seeking a dedicated fitness area.

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Large Modern Kitchen And Dining Area
- Modern Bathroom
- Downstairs WC
- Off Road Parking
- Rear Garden & Detached Office/Gym Space
- EPC Rating D

### Viewing

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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