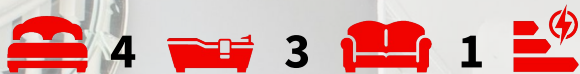




## 17 Berrylands Road, Wirral, CH46 7TU

### Offers Over £250,000



Berrylands Road in Wirral, this delightful four-bedroom semi-detached house offers a perfect blend of modern living and family comfort. Upon entering, you are greeted by a spacious reception room that sets the tone for the rest of the home. The heart of the property is undoubtedly the modern family kitchen, which is designed to cater to all your culinary needs while providing a warm and inviting space for gatherings.

This residence boasts three well-appointed bathrooms, ensuring that morning routines are a breeze for the entire family. Additionally, a convenient utility room adds to the practicality of the home, making laundry and storage effortless.

The property features a snug area, ideal for relaxation or as a playroom for children, providing a versatile space that can adapt to your family's needs. Outside, the large rear garden is a true highlight, offering ample space for outdoor activities, gardening, or simply enjoying the fresh air. The front garden includes off-road parking and a garage, accommodating up to four vehicles, which is a rare find in this area.

With its thoughtful layout and modern amenities, this semi-detached house is perfect for families seeking a comfortable and stylish home in a desirable location. Don't miss the opportunity to make this wonderful property your own.

- Four Bedrooms
- Semi Detached Property
- One Reception Room
- Large Modern Kitchen With Dining Area
- Three Bathrooms
- Utility Room
- Large Rear Garden
- Off Road Parking And Garage
- Move In Ready!
- EPC Rating TBC

### Viewing

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





Approximate total area <sup>16</sup>	141.17 m <sup>2</sup>
Balconies and terraces	18.95 m <sup>2</sup>
Reduced headroom	1.46 m <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

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

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**England & Wales**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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