



## 21 Murrayfield Drive, Wirral, CH46 3RP Offers In The Region Of £170,000

 3  1  2  D

Nestled in the desirable area of Murrayfield Drive, Wirral, this charming semi-detached house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or individuals seeking extra space. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a bathroom that, while functional, is in need of some modernisation, allowing you to personalise the space to your taste. The true gem of this property is the large rear garden, which provides ample outdoor space for gardening, play, or simply enjoying the fresh air. It is a wonderful canvas for those with a green thumb or for families looking for a safe area for children to play.

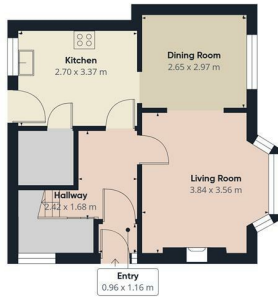
Additionally, the property includes parking for one vehicle, ensuring convenience for residents and visitors alike. While the house requires some updating, it offers a fantastic opportunity to add value and make it your own. With its prime location and potential, this semi-detached home is not to be missed. Whether you are a first-time buyer or looking to invest, this property is brimming with possibilities.

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Large Rear Garden
- Off Road Parking
- 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





Floor 0



Floor 1

Approximate total area\*  
80.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



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		
	60	78
	EU Directive 2002/91/EC	



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