

Brennan Ayre O'Neill

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Freehold



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EPC



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Council Tax



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Village Road, West Kirby

Guide Price
£599,995

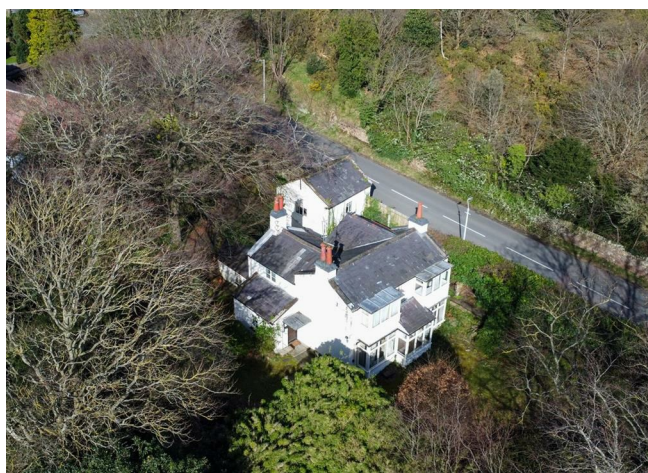
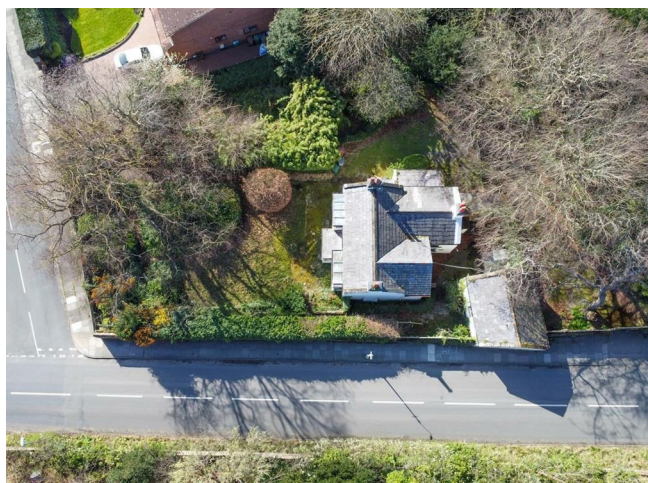
This is a unique opportunity! Believed to have been constructed around 1850, this idyllic residence sits on a mature plot, perfectly located for West Kirby and nearby amenities. The property presents a significant opportunity for the new owners to refurbish or redevelop according to their wishes while preserving some historical essence. It is being sold with no onward chain, so contact us to schedule your viewing.

The plot sits on the corner of Village Road and Abbey Road with vehicular access off the former where you will find the detached 2 story garage with ample off road parking which sweeps round to the left where the main dwelling can be found.

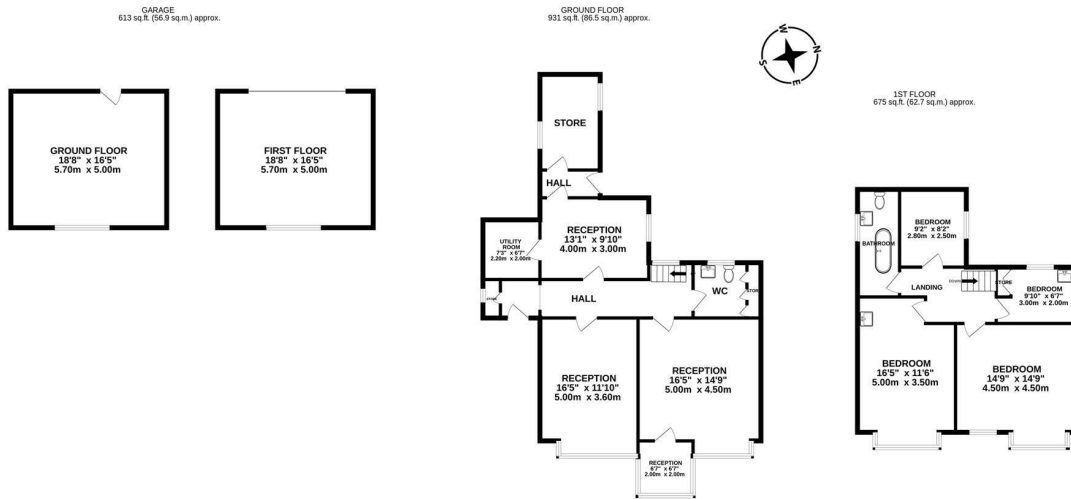
The gardens, while overgrown in areas, are and hold the potential to become an exceptional family garden. Primarily, the plot follows the gradient of Village Road and is nestled below street level, shielded by a sandstone wall, and includes a pedestrian entrance from Abbey Road. There are a range of mature trees and planting with a lawn and an enclosed court yard. ****Please note there are TPOs on two clusters of trees at Northern and Southern boundaries of the plot which include Beech and Lime trees.****

The accommodation is typical of its age with spacious reception rooms enjoying the sunnier aspect whilst the smaller rooms form the kitchen and wash rooms which will benefit from reconfiguring to suit modern living which we envisage will include some demolition, rebuilding and extending - This will be subject to the local authority regulations and it is advised that any enquires should be made prior to purchasing.

There is no doubt this property requires an extensive scheme of works throughout but that allows the new owner to create the home of their dreams.







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