

Brennan Ayre O'Neill

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Freehold



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EPC

E



Council Tax

F

Grange Cross Lane, West Kirby

Guide Price
£640,000

19456764

Standing in an approximate 0.4 acre plot, this is a three to four bedroomed detached house with a substantial south to south west garden and with a good front facing open aspect view to greenbelt farmland; this handsome detached house should be of much interest to the home owner as to the developer.

For clarification, and as per our floor plan, we present this house as a three to four bedroomed dwelling as two of the 'double' sized bedrooms are interconnecting. We also believe that with some remodeling (likely via the 'family' bathroom) that a true, four bedroom at first floor level layout could be created.

Continuing then with the home owner buyer in mind, it is also clear that the house need both a level of upgrading and given the size and especially depth of garden plot, also offers considerable opportunities to extend.

As you see from our floor plan the current accommodation includes: two reception plus 'sun lounge', kitchen, cloaks, utility and 3/4 bedrooms, bathroom and en suite. There is also a garage and storage.

For the developer, suffice to say we suggest there may lie an opportunity for development. However we would also make our client's position clear that any interested party wishing to offer needs to do so on an unconditional basis.

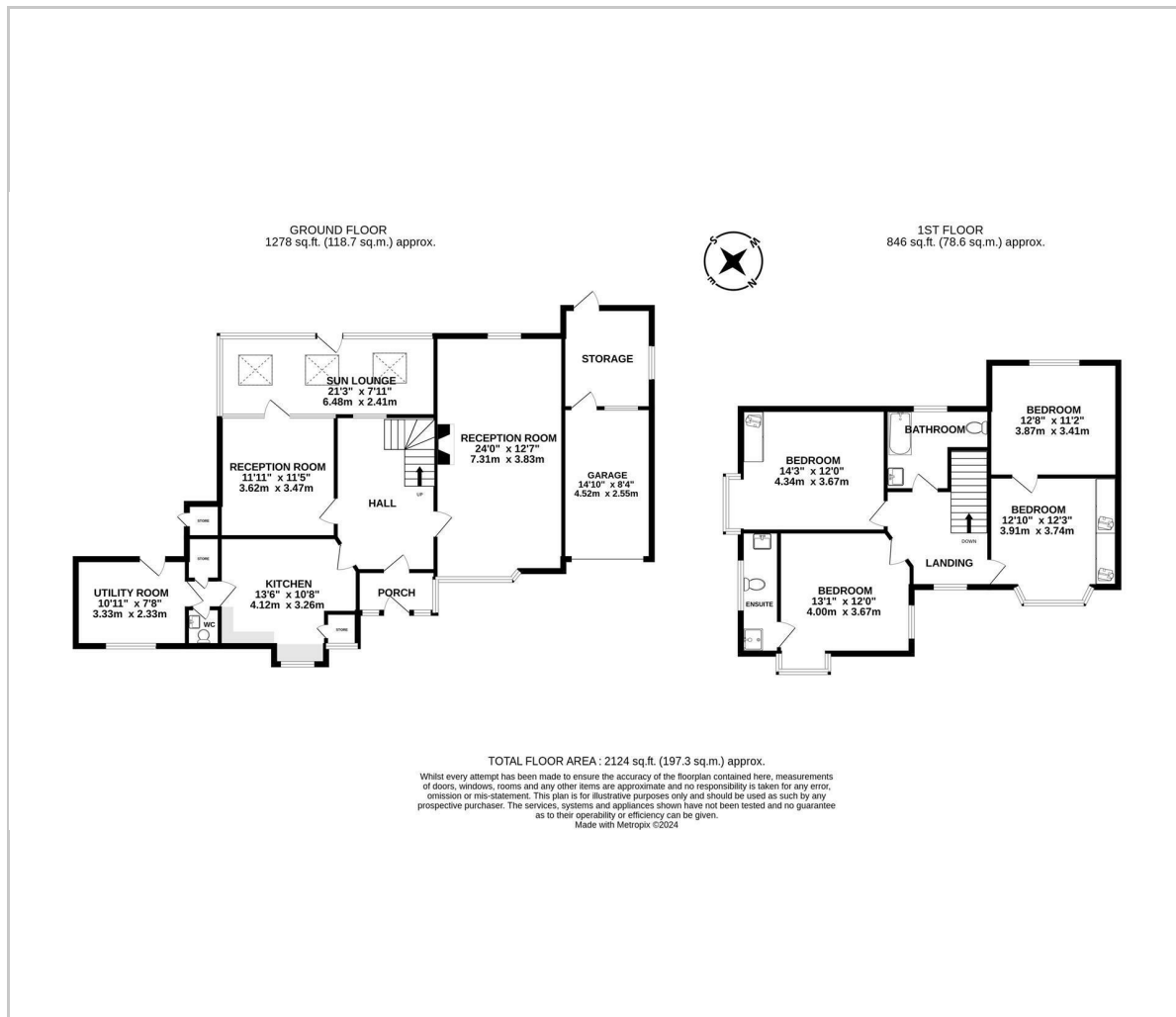
From Caldy Road turn into Grange Cross Lane where the property will be seen along on the left hand side. A walk to Calday Grammer School; a ten minute cycle to the village and the prom. Sat Nav: CH48 8BJ







Floor Plan



Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

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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377 Woodchurch Road, Prenton, Wirral,
Tel: 0151 608 8586
Email: prenton@b-a-o.com
www.b-a-o.com



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