



Bull Cliff Walk, ##Invalid offers in excess of £400,000

- GARDEN SUBURBS
- POTENTIAL TO EXTEND / CONVERT GARAGE *stpp*
- NO ONGOING CHAIN
- CLOSE TO ROMILLY PARK, PORTHKERRY PARK, BEACHES
- Primary School Catchment - Romilly, Ysgol Sant Baruc, St Helens, All Saints
- Secondary School Catchment -



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About the property

NO CHAIN - FREEHOLD UPON COMPLETION -
GARDEN SUBURBS - POPULAR SCHOOL CATCHMENT.
Close proximity to local beaches, Porthkerry Park,
The Knap, transport links.

Accommodation

Entrance Hall

UPVC front entrance door, carpeted flooring, power points,
store cupboard.

Downstairs Cloakroom

W.C., wash hand basin, tiled areas, radiator, window to side.

Living Room

14' 1" x 12' 7" (4.29m x 3.84m)

T.V. point, power points, radiator, fitted carpet, window to
front aspect, doors leading into Dining Room.

Dining Room

12' 2" x 10' 9" (3.71m x 3.28m)

Power points, radiator, fitted carpet, door to Rear Garden,
door to Kitchen.



Kitchen

12' 5" x 9' 5" (3.78m x 2.87m)

Matching wall and base units with complimentary works, fitted breakfast bars, inset sink, drain and mixer tap, gas hob, oven and over head cooker hood, space for utilities, power points, window to rear aspect, door to Hallway, door to Side Entrance.

Landing

Fitted carpet, power points, radiator, loft hatch.

Bedroom One

10' 6" plus wardrobes x 10' (3.20m plus wardrobes x 3.05m)

Fitted wardrobes, fitted carpeted, power points, radiator, window to rear.

Bedroom Two

12' 8" max x 10' 5" max (3.86m max x 3.17m max)

Fitted wardrobes, fitted carpeted, power points, radiator, window to rear.

Bedroom Three

9' 4" x 6' 11" (2.84m x 2.11m)

Fitted carpet, power points, radiator, window to front.

Bedroom Four

9' 10" x 6' 10" (3.00m x 2.08m)

Fitted carpet, power points. radiator, window to rear.

Shower Room

W.C., wash hand basin, shower cubicle, tiled areas, radiator, window to side.

Outside

To The Front

Driveway, garage to side, side access to rear.

To The Rear

Patio area, generous plot to side, outside water tap, door giving access to Garage, wrought iron gate to front.

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Floorplan



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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