



Brookfield Road, West Kirby, Wirral CH48 4EJ

- Exceptional Five Bedroom End Terraced Property
- Immaculately Presented Arranged Over Three Floors
- Stunning Bespoke Kitchen Diner with Appliances
- First Floor Bathroom and Second Floor Shower Room
- Spanning Over 1600 Square Foot of Living Space
- Hallway and a Bay Fronted Lounge with Fireplace
- Five Sizeable Bedrooms Set Over Two Floors
- Off Road Parking and Private Enclosed Rear Garden



Offers in Excess of £475,000





















Description

Exceptional five bedroom end terraced property located in the highly coveted area of West Kirby is presented to the sales market by Move Residential. This magnificent home spans over 1600 square foot of living space arranged over three floors all appointed with a tasteful and modern décor which must be viewed to be appreciated in full.

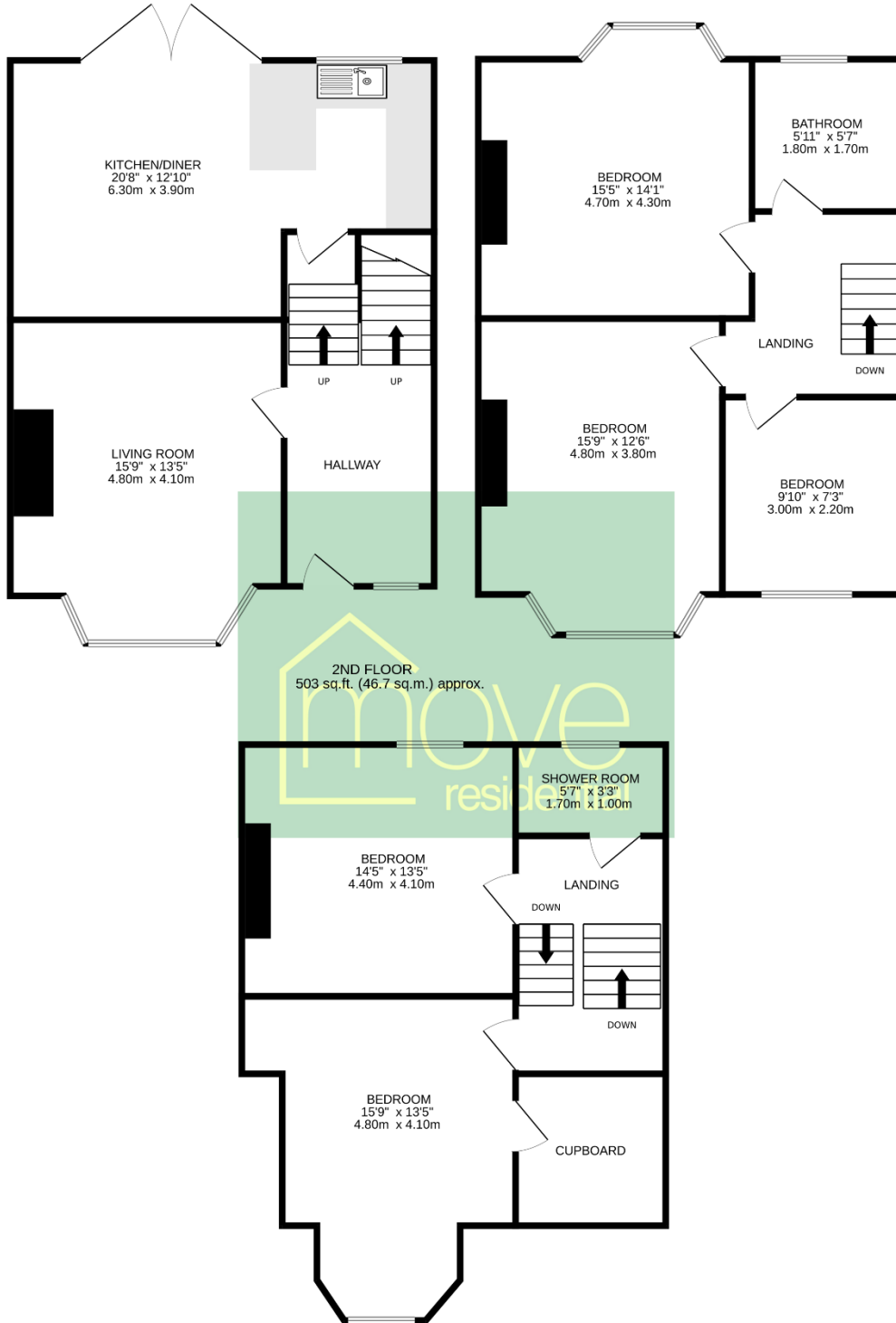
In brief you have a welcoming entrance hallway with storage, bay fronted lounge with feature log burning fireplace. Spanning the full width of the property to the rear you have a stunning open plan kitchen diner, fitted with a modern kitchen complete with appliances and the dining area has patio doors opening to the delightful rear garden. The first floor boasts two large double bedrooms, third double bedroom and three piece bathroom. The second floor offers two further double bedrooms, storage cupboard and a contemporary shower room.

This property is one of the few on the road which benefit from off road parking, you also have a good sized rear garden designed for ease of maintenance with artificial lawn, patio area and raised planting beds, a perfect space for entertaining or relaxing. West Kirby is a prime location, there are numerous restaurants, wine bars and designer cafes in the area along with sporting facilities including an indoor swimming pool, squash courts and sports hall in the Concourse, three golf courses and a nearby tennis club. There are sailing facilities on the marine lake and a yacht anchorage on the Dee. Additionally benefitting from falling into the catchment area of highly regarded local Grammar Schools. This property is also conveniently located for all local transport links including bus routes and the train station for commuting throughout the Wirral or to Liverpool and Chester.

GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.

Floor Plan



TOTAL FLOOR AREA : 1620 sq.ft. (150.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.