

MOSTYN AVENUE





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West Kirby

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Independent Estate Agent



LOCATION

The location is ideal for families, situated within the catchment area for the highly regarded St Bridget's Primary School. Commuters will benefit from excellent transport links, while West Kirby town centre offers an abundance of cafes, shops, and restaurants.

The seafront and West Kirby Marine Lake are just a short stroll away, making this apartment a perfect combination of character, lifestyle, and convenience.



A beautifully presented two-bedroom ground floor apartment full of character, featuring high ceilings, original Victorian detailing, and stunning chandeliers. Ideally located just 200m from West Kirby Marine Lake and the seafront, offering a rare combination of style and convenience.



This elegant ground floor apartment has been beautifully decorated throughout, combining character with modern living. The main bedroom benefits from fitted wardrobes, while the second bedroom is currently used as a lounge/study, providing versatile living space that could easily be converted back into a bedroom.

The lounge is bright and inviting, featuring a charming fireplace and patio doors leading directly onto a private south-facing landscaped garden. The garden is low-maintenance and includes a delightful summer house—perfect for relaxing or entertaining. Karndean flooring runs throughout the hallway and lounge, and the property also boasts a stylish fully tiled bathroom.

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- Beautifully presented Two-bedroom ground floor apartment
- High ceilings and original Victorian detailing with stunning chandeliers
- Beautifully designed bathroom with walk-in shower
- Spacious lounge with feature fireplace and patio doors
- Private south-facing landscaped garden with summer house
- Walking distance to West Kirby Marine Lake
- Leasehold with 959 years remaining and zero ground rent & service charge



Hallway

Bright and welcoming entrance hall with stylish Karndean flooring, neutral décor, chandelier lighting, built-in storage cupboard, and radiator, providing access to the main living areas.

Lounge

Bright and spacious lounge overlooking the private rear garden, featuring stunning windowing allowing plenty of natural light, a beautiful chandelier, high ceilings with coving, a feature fireplace, and stylish Karndean flooring

Kitchen

A sleek, high-gloss, handleless kitchen featuring a 5-ring gas hob, integrated fridge, washer-dryer, dishwasher, and double oven with microwave, fitted blinds. The kitchen is illuminated by spotlights and has patio doors leading to a peaceful, private garden, while two side windows overlook the adjoining garden area.



Bedroom

A generous bedroom featuring fitted wardrobes, a bay window with decorative stained glass and blinds, high ceilings with coving, a stunning chandelier with a beautiful ceiling rose, and a comfortable carpeted floor.

Bedroom Two/Sitting Room

Currently serving as a second sitting room, this versatile space features a fireplace, a stunning chandelier, decorative shelving, ample cupboards and fitted blinds. Carpeted throughout, it can easily function as a study or be converted into a second bedroom, offering both style and practicality.

Bathroom

A fully tiled, contemporary bathroom featuring a vanity unit with light-up mirror, a walk-in shower, and a window that fills the space with natural light. Includes a heated towel rail for added comfort.

Private Garden

This beautifully landscaped, low-maintenance garden is accessible via a side door or internally from the lounge and kitchen. It features artificial grass and a fabulous summer house with power supply.



























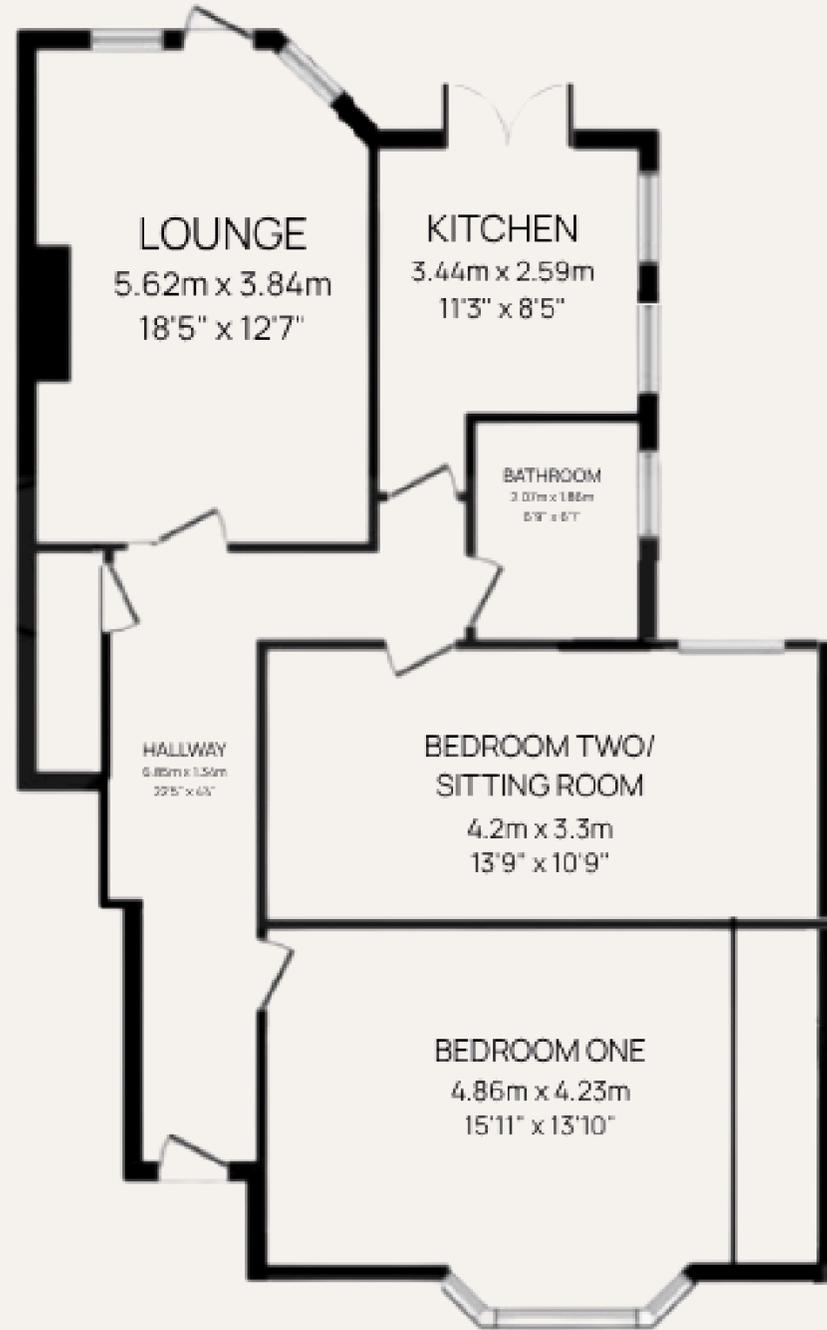
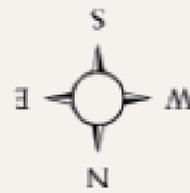








FLOOR PLAN



Hallway

6.85m x 1.34m (22'5" x 4'4")

Lounge

5.62m x 3.84m (18'5" x 12'7")

Kitchen

3.44m x 2.59m (11'3" x 8'5")

Bedroom Two/Sitting Room

4.2m x 3.3m (13'9" x 10'9")

Bedroom

4.86m x 4.23m (15'11" x 13'10")

Bathroom

2.07m x 1.86m (6'9" x 6'1")

Rear Garden

Rear 8.92m x 7.99m (29'3" x 26'2")

Side Garden

8.6m x 2.15m (28'2" x 7'0")

Total area. approx. 73 sq. metres (786 sq. feet)

Floor plan is for illustrative purposes only and is not to scale. All measurements are approximate.



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