



Watts Close | | Kirkby | L33 9UA

Offers Over £200,000



Watts Close |  
Kirkby | L33 9UA  
Offers Over £200,000

Exceptional Development Opportunity with 4-Bedroom Semi-Detached Home - Northwood, Kirkby.

Opportunities like this rarely come to market. Set within a generous 450m<sup>2</sup> parcel of land, this offering includes a spacious four-bedroom semi-detached family home alongside a unique development prospect.

- Great development opportunity,
- Close to Local Amenities
- 4 Bedroom property with building plot.
- Close to Town Centre
- Gas Central Heating
- Double Glazing
- Off Road Parking
- Epc rated
- Council tax band "A"



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Council Tax Band A  
EPC Rating

14 Park Brow Drive  
Kirkby  
Merseyside  
L32 6QP  
0151 289 8585  
jodie@dorankennedy.co.uk