

DRAFT DETAILS

Constables
SALES & LETTINGS



27 Dunraven Road West Kirby

£2,250 Per Month Per Month



- Fully Renovated Period Property
- Highly Sought After Location in West Kirby
- Close to Ashton Park, Town Centre & Highly Regarded Schools
- Accommodation Arranged Over Three Floors
- Seven Bedroom & Study
- Bathroom & Ground Floor W.C.
- Spacious Lounge
- Stunning Kitchen-Dining Room with Large Pantry
- Enclosed Rear Garden
- Available Mid-May

An impressive period terrace property located in a highly sought after area of West Kirby, close to the town centre, Ashton Park and Highly regarded schools.

The property has been fully renovated to a very high standard. The accommodation is arranged over three floors and is unfurnished.

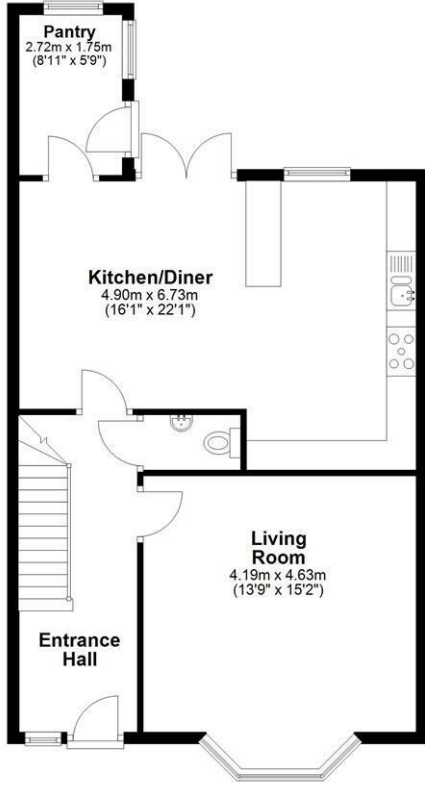
The accommodation comprises, Entrance hallway, living room with bay window and log burning stove. There is a stunning open plan-kitchen-dining room at the rear of the property with an integrated oven, hob, fridge, and dishwasher and there is plumbing and space for a washing machine and drier. Off the kitchen is a useful pantry/store room. The ground floor is completed with a W.C.

On the first floor there is a split level landing which provides access to three bedrooms and a stylish family bathroom and a study. The second floor has four additional rooms which could be used as bedrooms.

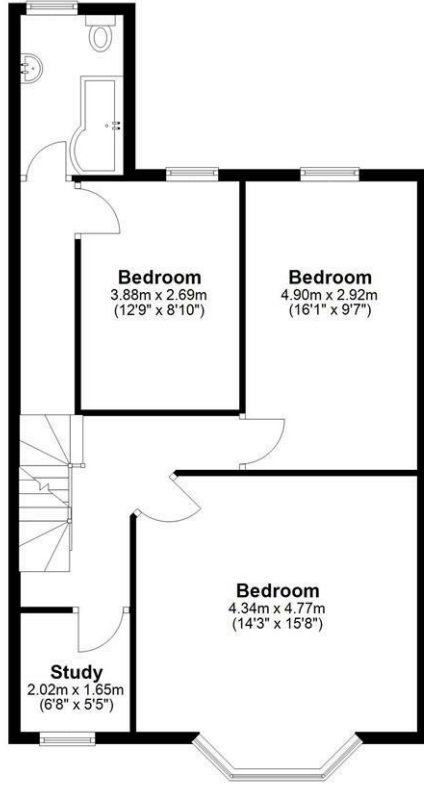
Externally there a low maintenance gardens to the front and rear with paving and a rear access gate.

The property will be available from Mid-May and early viewing is recommended.

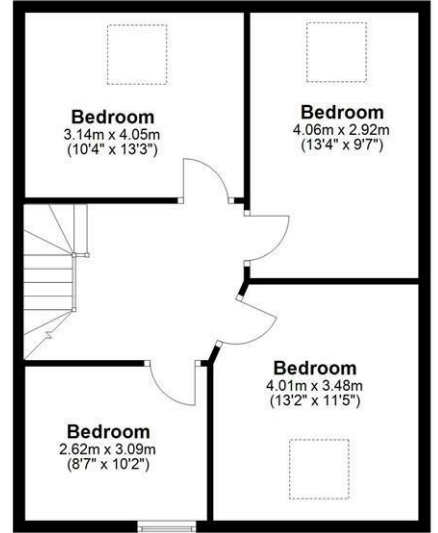
Ground Floor



First Floor

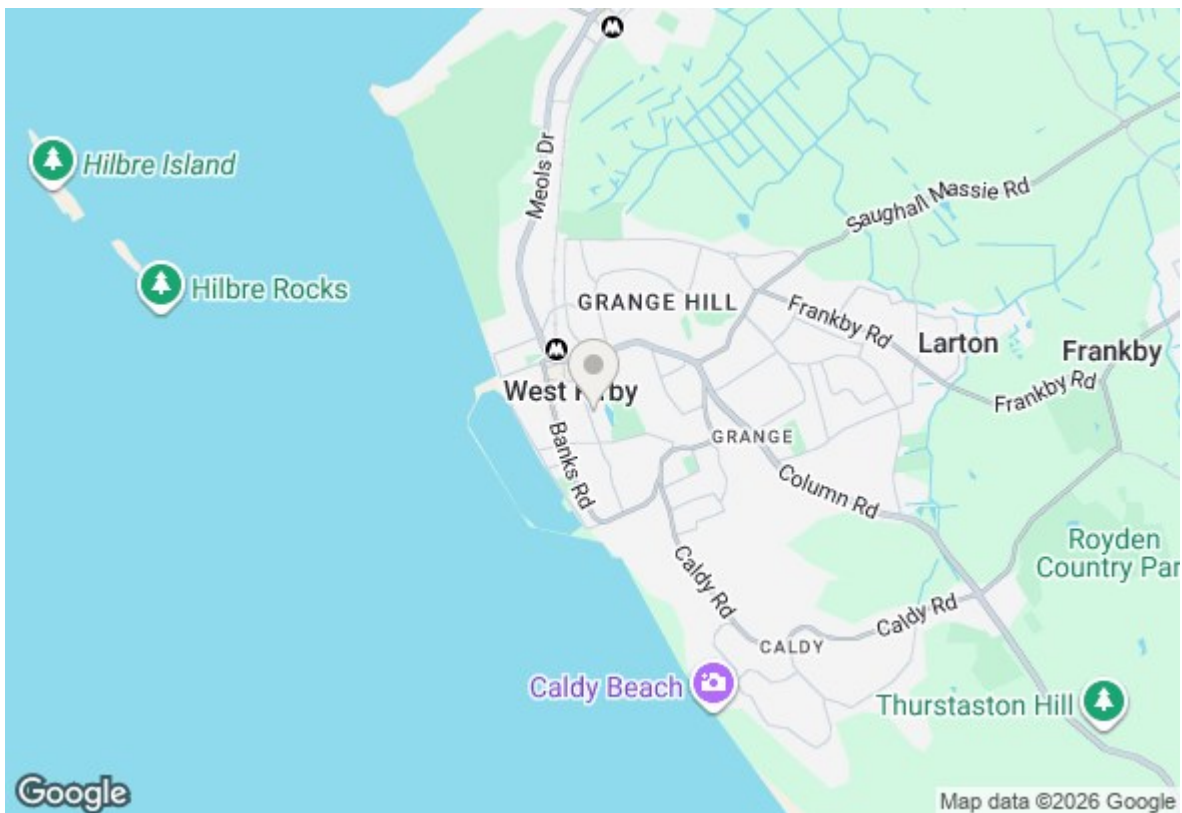


Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		



Hallway

Living Room

15'1" x 13'8" into bay

Kitchen-Dining Room

22'0" x 16'0" max

Pantry

W.C.

Landing

Bedroom One

15'8" x 14'2" into bay

Bedroom Two

16'2" x 9'6" max

Bedroom Three

12'9" x 8'9" max

Bathroom

8'11" x 5'8"

Second Floor Landing

Bedroom Four

13'1" x 11'5" max

Bedroom Five

13'3" x 9'6" max

Bedroom Six

13'3" x 10'2"

Bedroom Seven/Store

10'2" x 8'7" max



