



Church Way | | Kirkby | L32 1TQ

£235,000



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Nestled on the desirable Old Hall Estate, this charming semi-detached house offers a perfect blend of space and comfort, making it an ideal family home. With five well-proportioned bedrooms, there is ample room for everyone to enjoy their own private space. The property boasts two inviting reception rooms, providing versatile areas for relaxation and entertainment.

One of the standout features of this home is the thoughtfully designed ground floor extension, which includes a self-contained annex. This annex comprises a cosy lounge, a bedroom, and a bathroom, making it perfect for guests, older children, or even as a private office space. The main

- 5 spacious bedrooms
- Self-contained annex
- 2 reception rooms
- Located on Church Way
- Ideal for families
- 2 Bathrooms
- Extended kitchen
- Semi-detached house
- Close to local amenities
- Viewing recommended



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

Council Tax Band C
EPC Rating

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