

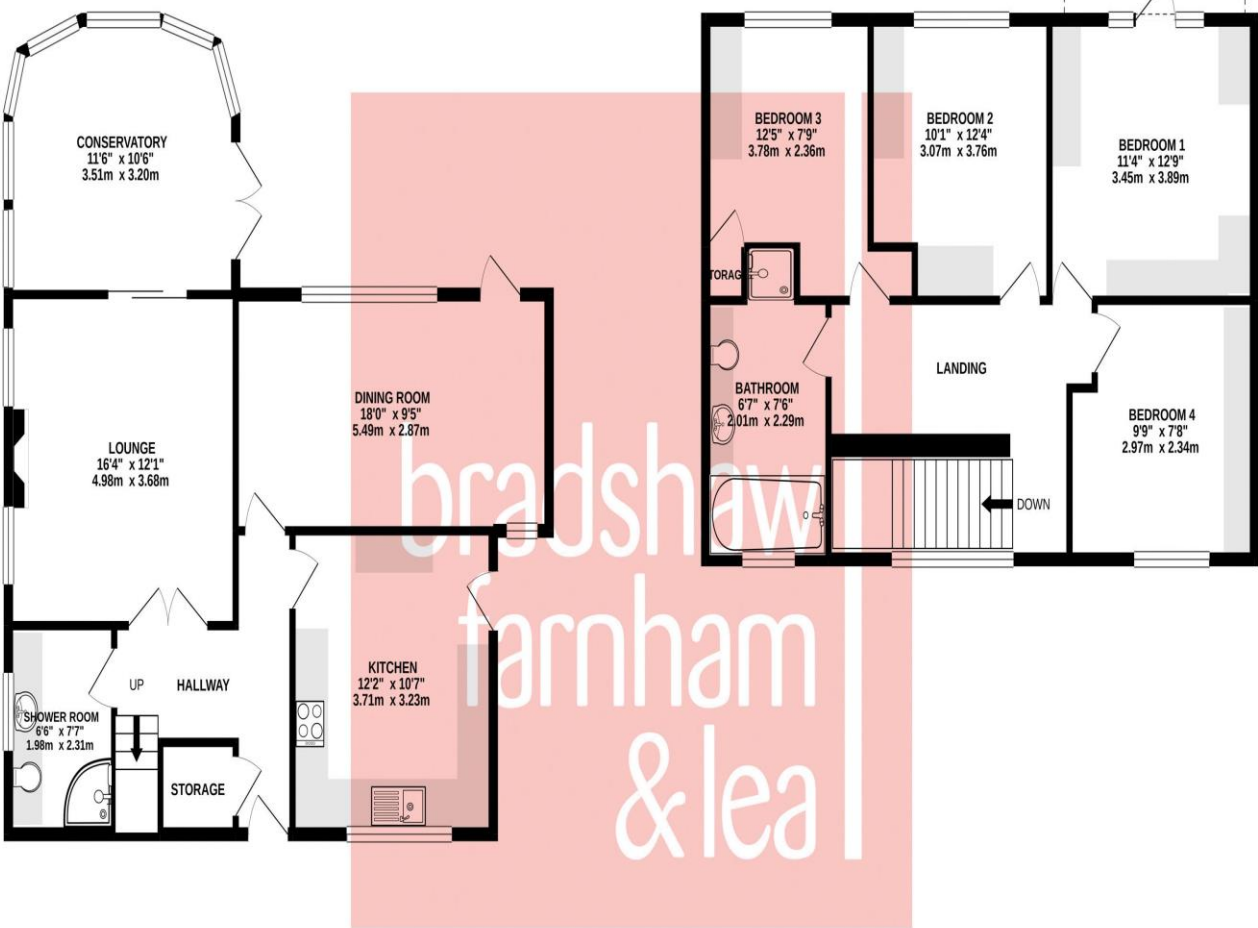
Explore the property...

EPC & Floor Plans

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

1ST FLOOR



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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Tenure: Freehold

The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

Contact Bradshaw Farnham & Lea - West Kirby
Call - 0151 625 8844
Email - westkirby@bflhomes.co.uk
Visit - 18 The Crescent West Kirby



134 Frankby Road
CH48 9UX

Offers in the Region Of
£450,000

bradshaw
farnham
& lea



To arrange a
viewing call us on
0151 625 8844

- four bedroom detached home
- driveway approach & garage
- dining room, lounge, conservatory
- superb rear lawned garden
- no onward chain purchase
- must be viewed to appreciate

About the property...

Bright, welcoming and with rooms of a good proportion, this delightful, well maintained detached family home simply must be viewed within to truly appreciate all it has to offer and all further potential within. Available to purchase with the advantage of no ongoing chain, the property boasts a fantastic lawned, south facing rear garden with open aspect, driveway and double garage. Accommodation comprises in brief of hallway entrance, ground floor shower room, fitted kitchen, dining room, lounge through to conservatory, four bedrooms, master with balconette and family bathroom. A superb addition to the local property market, which is sure to prove as a most popular purchase choice. FLOORPLAN TO FOLLOW SHORTLY

About the location...

Ideally situated within a prime garden plot, offering a superb lawned garden with an open sunny rear aspect. Local shops are situated close by as well as the picturesque National Trust Land at Royden Park being only a few minutes drive away. From the Agent's West Kirby office proceed along Grange Road to the top of the hill, turning left down Blackhorse Hill, continue down Blackhorse Hill and follow the road round to the right onto Frankby Road

