



**Kingfisher Way, Wirral CH49 4PR**

**welcome to**

**Kingfisher Way, Wirral**

Lovely semi-detached home with more parking than you will need!

This well-presented property is also available with vacant possession and we would suggest early viewing to avoid missing out on this property.



## Property Description

The property has a driveway to the front with multiple car parking and a small lawned area with mature flower borders. The house has a entrance hall with modern doorways leading to the living room. the living room is a bright reception area with open arch leading the dining room to the rear. the dining area has French doors which open to the rear garden.

The kitchen has a modern range of base and wall units with appliances and again a door leads to the rear.

Upstairs the property has three bedrooms and a modern bathroom.

To the rear of the property is a superb garden, with lots of gardens space, but is the continuation of the driveway giving more space for additional parking.

This is a great property, and we would love to show you over it, so call us today and arrange your viewing.

### Entrance Hall

#### Lounge

13' 3" x 12' 4" ( 4.04m x 3.76m )

#### Dining Room

10' 3" x 8' 2" ( 3.12m x 2.49m )

#### Kitchen

10' 3" x 7' 4" ( 3.12m x 2.24m )

#### Landing

#### Bedroom One

14' 10" x 9' 1" ( 4.52m x 2.77m )

#### Bedroom Two

11' 3" x 9' 1" ( 3.43m x 2.77m )

#### Bedroom Three

9' 4" x 6' 9" ( 2.84m x 2.06m )

#### Bathroom

6' 2" x 6' 2" ( 1.88m x 1.88m )



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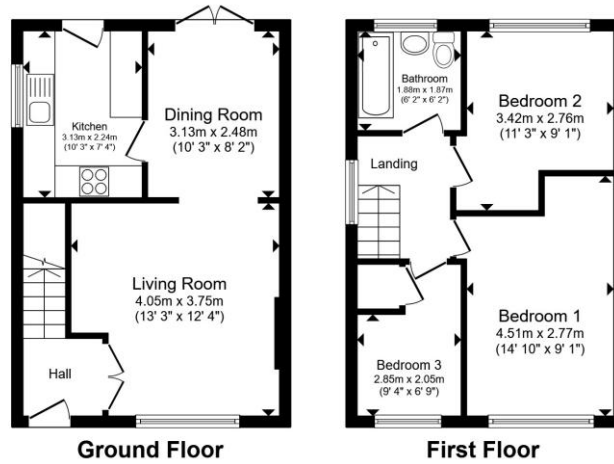
## Kingfisher Way, Wirral

- Superb Semi detached property
- Large garden space and driveway
- Three Bedrooms and bathroom
- Lounge and dining room
- Modern Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £240,000



Total floor area 69.7 m<sup>2</sup> (750 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
GRE106083 - 0003

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