



37 Grange Cross Lane, West Kirby, Wirral, CH48 8BJ

£499,950

37 Grange Cross Lane, West Kirby

Fully renovated family home! To be completed within the next month is this extended detached home that is positioned on an elevated spot, in a prime plot which offers masses of living space, ideal for any blossoming family home.

Fully renovated
1636 sq ft approx
Detached 4 bedrooms
Living room
Contemporary kitchen
Open plan living
4 Piece bathroom

Generous garden
Master ensuite
Detached garage
Work to be completed
September 2019
No Chain
Council Tax Band E



Book a viewing: call 0151 625 9300 or email westkirby@karltatler.com



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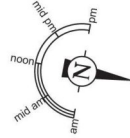
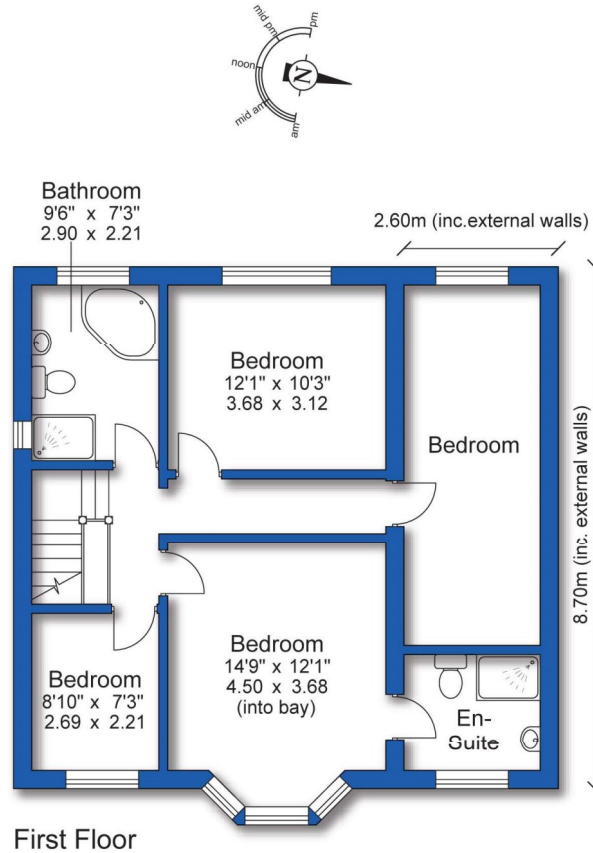
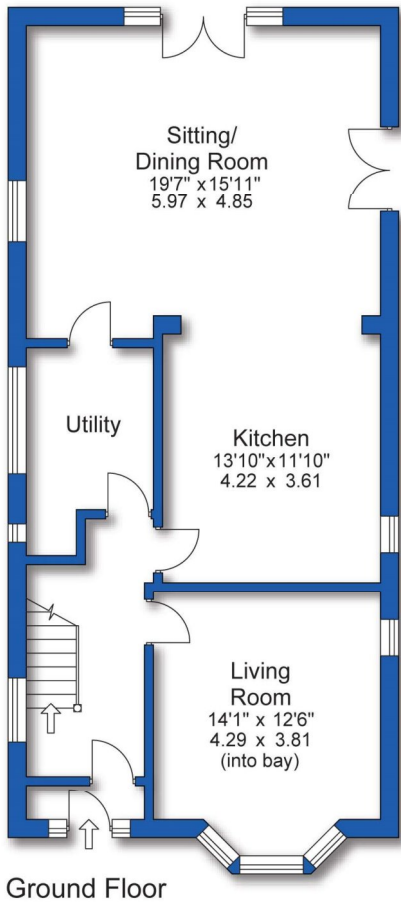
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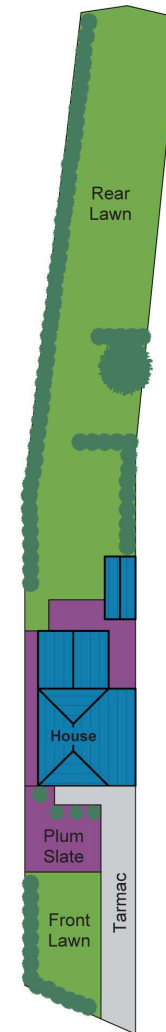
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Approx Gross Floor Area = 1636 Sq. Feet
(inc. Proposed Extension) 151.9 Sq. Metres



Approximate Plot Layout
(for illustrative purposes only)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		56	83
EU Directive 2002/91/EC			

Agents Notes Disclaimer:

"The content of this brochure, including images and dimensions, are for general guidance only. Complete accuracy cannot be guaranteed, nor can it be inferred that any item shown, such as furniture, is in working order, fit for purpose or included in the sale. This brochure does not constitute a contract or part of a contract."

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