



Westbourne Grove, West Kirby, Wirral

Offers in excess of: £480,000

**Clive
Watkin**







Spacious Six-Bedroom Period Detached Residence in the Heart of West Kirby, occupying a prime central location within easy walking distance of a range of vibrant amenities. This substantial six-bedroom, three-storey detached period home presents an exceptional opportunity for those seeking a project in this sought-after area.

Just moments from local shops, cafés, bars, restaurants, Marine Lake, the beach, and the train station, this property combines convenience with outstanding potential. Although in need of modernisation and refurbishment, the residence offers a rare chance to create a stunning family home tailored to individual taste and lifestyle, making the most of its generous proportions and charming period features. The accommodation briefly comprises, Entrance porch leading to a spacious reception hall, Ground floor WC, Elegant living room with square bay window, Dining room with square bay window and being open plan to a spacious kitchen—ideal for modern family living

To the first floor are three well-proportioned bedrooms and a shower room, while the second floor offers three additional bedrooms and a family bathroom.

Externally, the property enjoys an enclosed courtyard gardens offering scope for landscaping or extension (subject to necessary consents).

An internal inspection is highly recommended to fully appreciate the space,





Ground Floor



First Floor



Second Floor

Total floor area 197.8 m² (2,129 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.focalagent.com



Council Tax Band: **E**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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