

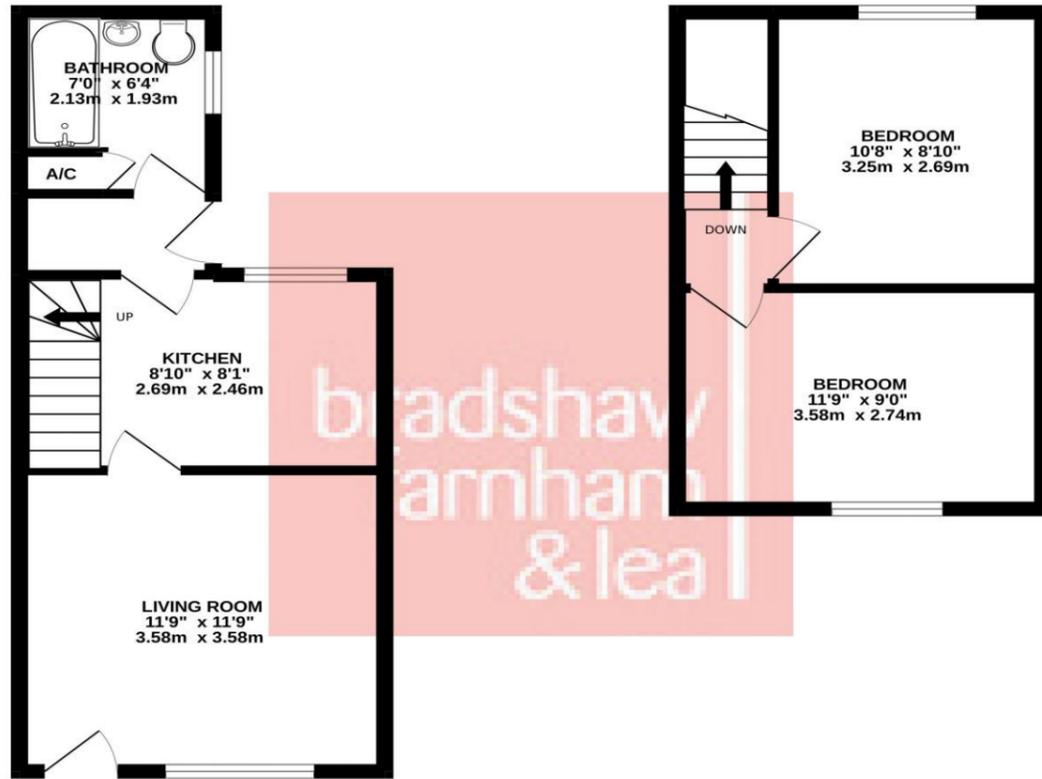
Explore the property...

EPC & Floor Plans

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	50   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. Made with Metropix ©2022

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



34 Milton Road  
 CH48 5ES

Offers in Excess of  
 £170,000

bradshaw  
 farnham  
 & lea



- Two bedroom house
- Modern Kitchen
- Outside Space

- Sought after location
- Viewing highly recommended
- This property is Freehold and Council tax band A

### About the property...

Within a short walk of West Kirby and its excellent range of amenities including the promenade is this traditional mid row house that has gas central heating and double glazing. The house is being sold with no ongoing chain and in brief consists of, front lounge, fitted kitchen with an integral oven and hob, ground floor bathroom. There are two double bedrooms to the first floor. Outside is a patio to the rear. Viewings are highly recommended to fully appreciate all this central property has to offer.

### About the location...

From the West Kirby sales office proceed right to the junction with Grange Road and Dee Lane turning right onto Grange road. Take the first left on to Orrysdale Road, then the first right on to Bridge Road, then take the first left followed by the first right on to Milton Road.

