



## 10 Cornflower Way, Wirral, CH46 1SU Offers In The Region Of £199,950

 3  2  2  D

Cornflower Way, Moreton, this delightful three-bedroom detached house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests.

The well-appointed kitchen is complemented by a convenient layout, making it a joy to prepare meals. The three bedrooms are generously sized, with one featuring an en suite bathroom, offering a private retreat for its occupant. The additional family bathroom ensures that there is plenty of space for everyone.

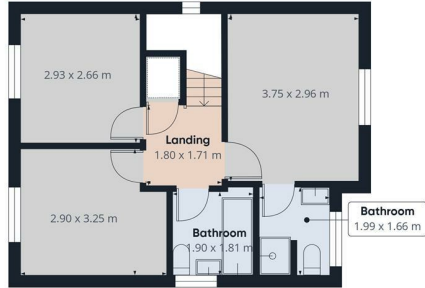
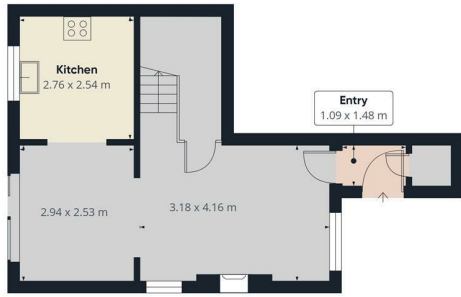
Outside, the property benefits from a lovely rear garden, perfect for enjoying sunny afternoons or hosting barbecues with family and friends. The house also includes a garage and parking for two vehicles, adding to the convenience of this wonderful home.

With its appealing features and prime location, this property is a must-see. Viewing is essential to fully appreciate all that this home has to offer. Don't miss out on the chance to make this charming house your new home.

- Three Bedrooms
- Detached House
- Two Reception Rooms
- Kitchen
- Bathroom
- En Suite
- Rear Garden
- Garage
- Viewing Essential!
- EPC Rating D

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Approximate total area\*  
74 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIARFE360



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Vary energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>82</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>67</b>               |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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