



## 16 Madeley Drive, Wirral, CH48 3LB Offers In The Region Of £305,000



Nestled in the charming area of West Kirby on Madeley Drive, this beautifully presented semi-detached house offers a delightful family home. With three well-proportioned bedrooms, this property is perfect for those seeking comfort and space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The house features a well-appointed bathroom, ensuring convenience for the whole family. One of the standout features of this property is the lovely rear garden, which offers a serene outdoor space for gardening, play, or simply enjoying the fresh air.

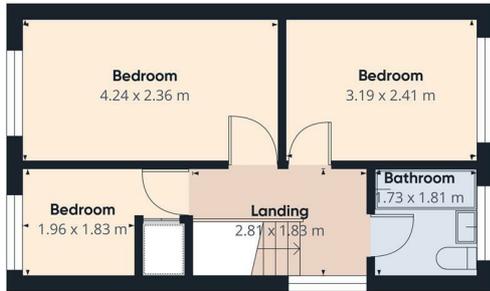
For those with vehicles, the property includes parking for two vehicles, adding to the convenience of everyday living. This home is not only a wonderful place to live but also a fantastic opportunity to enjoy the vibrant community of West Kirby, with its local amenities and beautiful coastal scenery just a stone's throw away.

In summary, this semi-detached house on Madeley Drive is a perfect blend of comfort, style, and practicality, making it an ideal choice for families or anyone looking to settle in this picturesque part of the Wirral.

- Three Bedrooms
- Semi Detached Property
- One Large Reception Room
- Kitchen
- Bathroom
- Rear Garden
- Garage
- Gas Central Heating
- Double Glazing
- EPC Rating TBC

### 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\*  
61.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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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