



3 Kestrel Road, Wirral, CH46 6BN Offers In The Region Of £265,000



Nestled in the charming area of Moreton, Wirral, this delightful terraced house on Kestrel Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs.

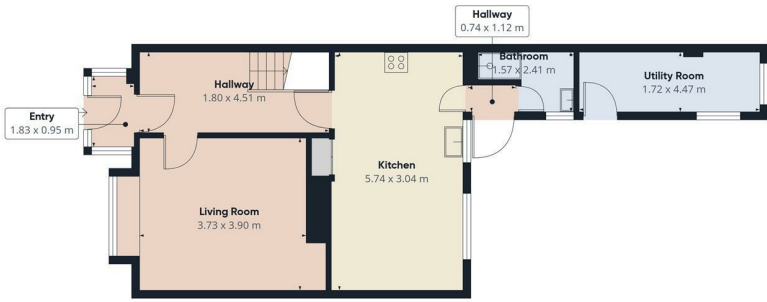
Situated in a friendly neighbourhood, residents can enjoy the benefits of local amenities, schools, and parks, all within easy reach. The property is well-connected to public transport, making commuting to nearby towns and cities a breeze.

This charming home on Kestrel Road is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming community. Whether you are a first-time buyer or looking to settle down, this property is sure to impress. Do not miss the chance to make this lovely house your new home.

- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Large Rear Garden
- Sought After Area
- Viewing Essential!
- EPC Rating C

Viewing

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



Floor 0



Floor 1

Approximate total area*
96.3 m²

(1) Excluding balconies and terraces

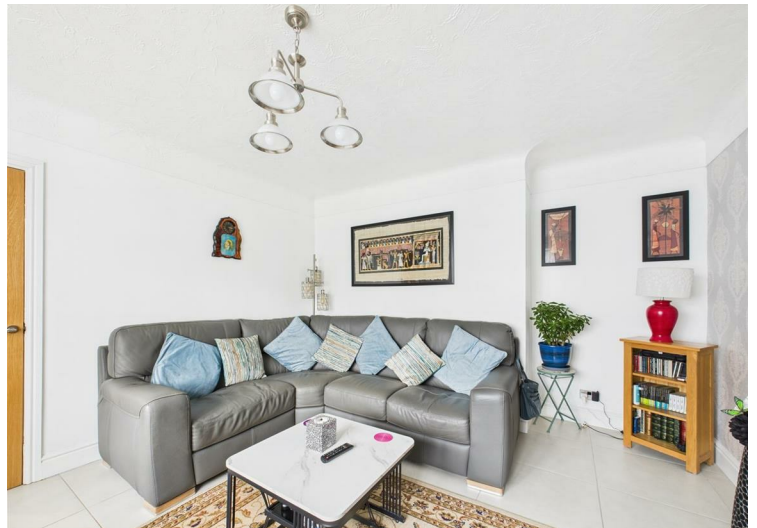
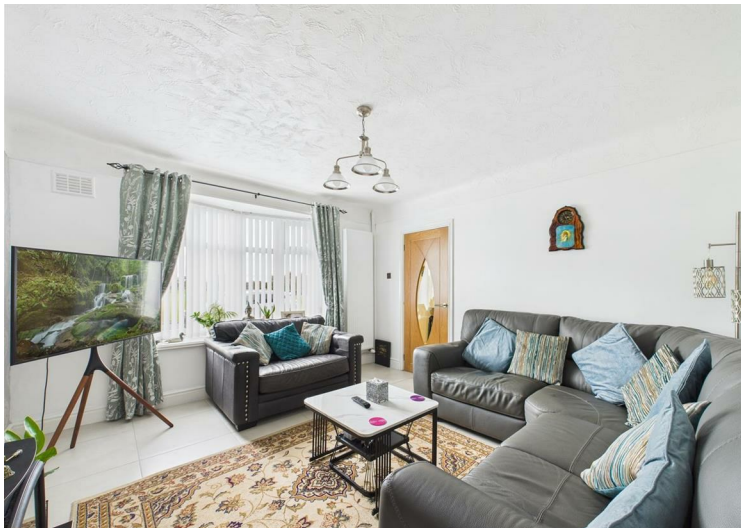
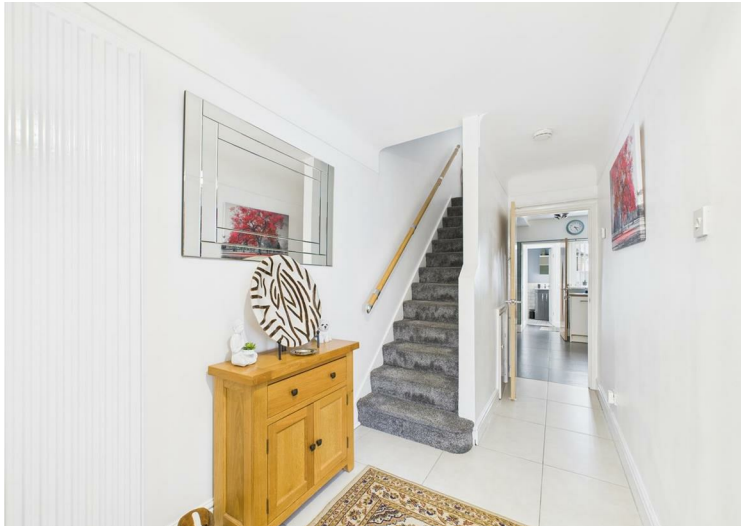
Calculations reference the RICS IPMS 3C standard. Measurements are approximations and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) 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 & Wales	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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