

Barleyfield, Wirral, CH61 5AA

£280,000

Council Tax Band: B



Built in 2018 and owned from new by the current owner, that means that the National House Builder Council warranty is still in place for another 2 years. This property offers all of the convenience of owning a new build but with the added advantage that any potential snags have been well and truly sorted out.

With off-road parking available for 4 cars plus a decent sized, S/W facing garden with shed and patio area, it is not just the interior that has been thought through.

Inside, the ground floor comprises an entrance hall with access to the large lounge overlooking the front garden plus stairs to the first-floor bedrooms. The kitchen/diner is huge and well designed with a range of built-in appliances plus cupboards galore and enough work surface for the most ardent cook.

Upstairs, the property offers two comfortable double bedrooms and a generously sized single bedroom, along with a neutral yet tasteful part-tiled bathroom.

Outside, there is a front garden and a large private driveway that provides off-road parking. The sunny rear garden has a mix of patio and lawned areas—ideal for entertaining, gardening, or family activities.



Open House West Wirral

Ground Floor
Approximate Floor Area
453 sq. ft
(42.13 sq. m)

First Floor
Approximate Floor Area
453 sq. ft
(42.13 sq. m)

Hall
6'8" x 5'4"
(2.04m x 1.63m)

Kitchen/Diner
13'8" x 12'2"
(4.16m x 3.70m)

Living Room
13'7" x 12'8"
(4.15m x 3.85m)

WC
4'11" x 4'0"
(1.49m x 1.21m)

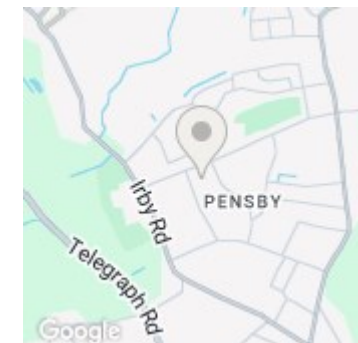
Bathroom
9'10" x 6'9"
(3.00m x 2.07m)

Bedroom 1
13'7" x 8'11"
(4.15m x 2.73m)

Bedroom 2
13'7" x 8'11"
(4.15m x 2.73m)

Bedroom 3
9'10" x 6'10"
(3.00m x 2.08m)

Other labels: B, DW, WM, F/F, C, Landing, Master Bedroom.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		77	8
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 906 sq. ft / 84.26 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

