



**Constables**  
SALES & LETTINGS

Dunraven Road , West Kirby

£650,000



Occupying a prime position in the heart of West Kirby, this substantial period townhouse offers beautifully proportioned accommodation arranged over three floors, combining a wealth of original character with versatile family living space.

The accommodation is entered via a welcoming hallway with original tiled flooring and attractive staircase rising to the upper floors. To the front of the property is an elegant bay-fronted living room featuring high ceilings, period detailing and a feature fireplace, whilst a second reception room provides a further generous living space, ideal as a family room or formal dining room.

To the rear, the property opens into a superb kitchen dining room, fitted with a range of modern units, integrated appliances and a central island, creating an excellent space for both everyday family life and entertaining. French doors provide direct access to the rear courtyard garden.

The first floor offers three well-proportioned bedrooms, including a spacious principal bedroom with attractive bay window. A stylish family bathroom, fitted with a four-piece suite incorporating both bath and separate shower, serves this floor.

Occupying the entire second floor is a particularly impressive loft conversion, creating a large fourth bedroom with exposed beams, skylights and useful storage, making an ideal principal suite, guest bedroom or home office space.

Externally, the property benefits from a low-maintenance enclosed rear courtyard, providing a private outdoor seating area.

A photograph of a staircase with wooden banisters and a tiled floor. The stairs are carpeted with a grey and blue patterned carpet. The walls are painted a light blue color. A wooden door frame is visible on the right side of the image. The floor is covered in a geometric patterned tile.

# Constables

SALES & LETTINGS

- Fully Renovated Period Property
- Highly Sought After Location in West Kirby
- Close to Ashton Park, Town Centre & Highly Regarded Schools
- Accommodation Arranged Over Three Floors
- Seven Bedroom & Study
- Bathroom & Ground Floor W.C.

### Hallway

### Living Room

15'1" x 13'8" into bay (4.62m x 4.19m into bay)

### Kitchen-Dining Room

22'0" x 16'0" max (6.73m x 4.90m max)

### Pantry

### W.C.

### Landing

### Bedroom One

15'8" x 14'2" into bay (4.78m x 4.34m into bay)

### Bedroom Two

16'2" x 9'6" max (4.93m x 2.92m max)

### Bedroom Three

12'9" x 8'9" max (3.89m x 2.69m max)

### Bathroom

8'11" x 5'8" (2.72m x 1.75m)

### Second Floor Landing

### Bedroom Four

13'1" x 11'5" max (4.01m x 3.48m max)

### Bedroom Five

13'3" x 9'6" max (4.06m x 2.92m max)

### Bedroom Six

13'3" x 10'2" (4.06m x 3.10m )


### Bedroom Seven/Store

10'2" x 8'7" max (3.10m x 2.62m max)





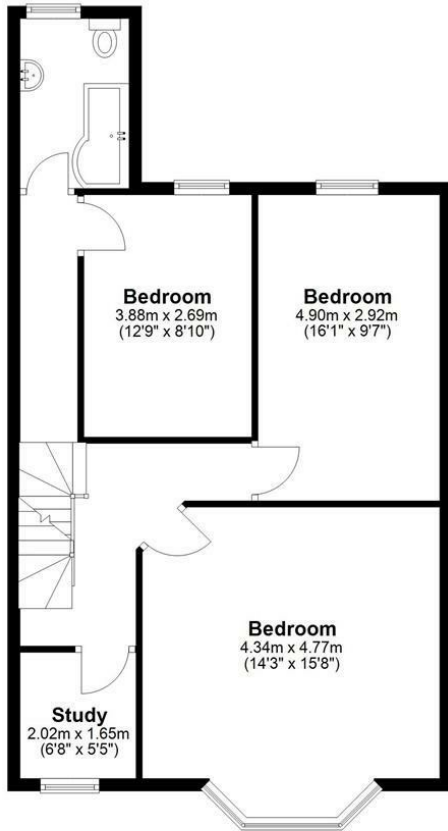
# EPC & Floor Plan

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

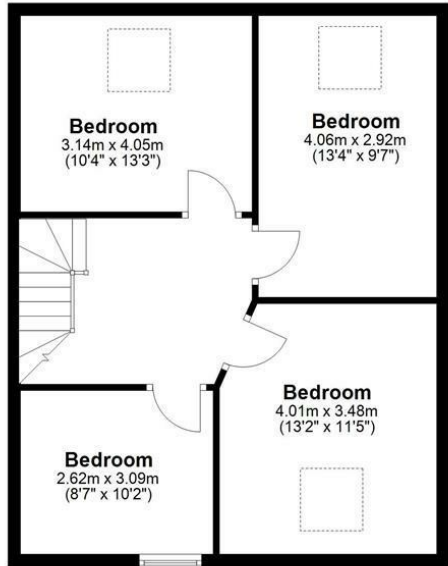
Ground Floor

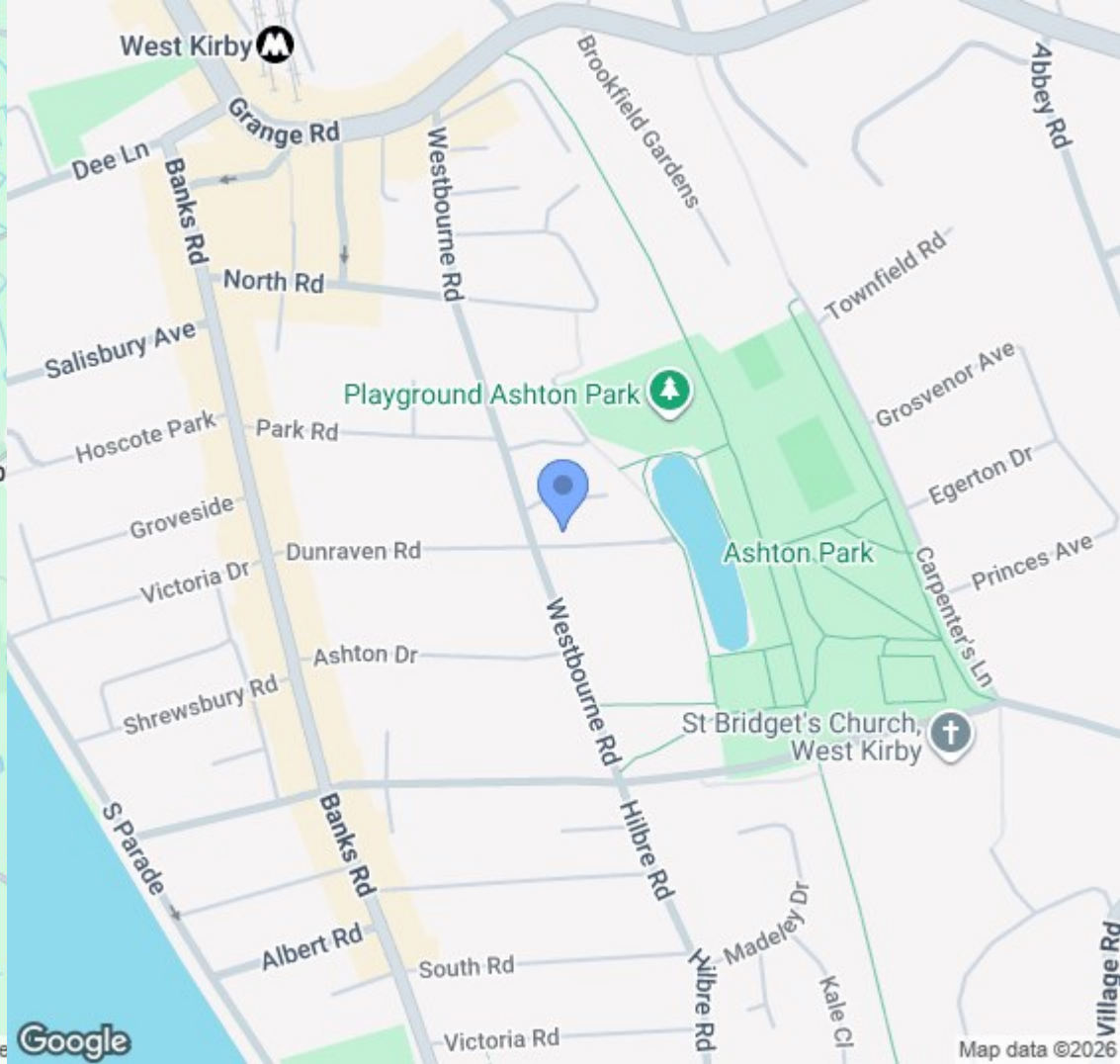
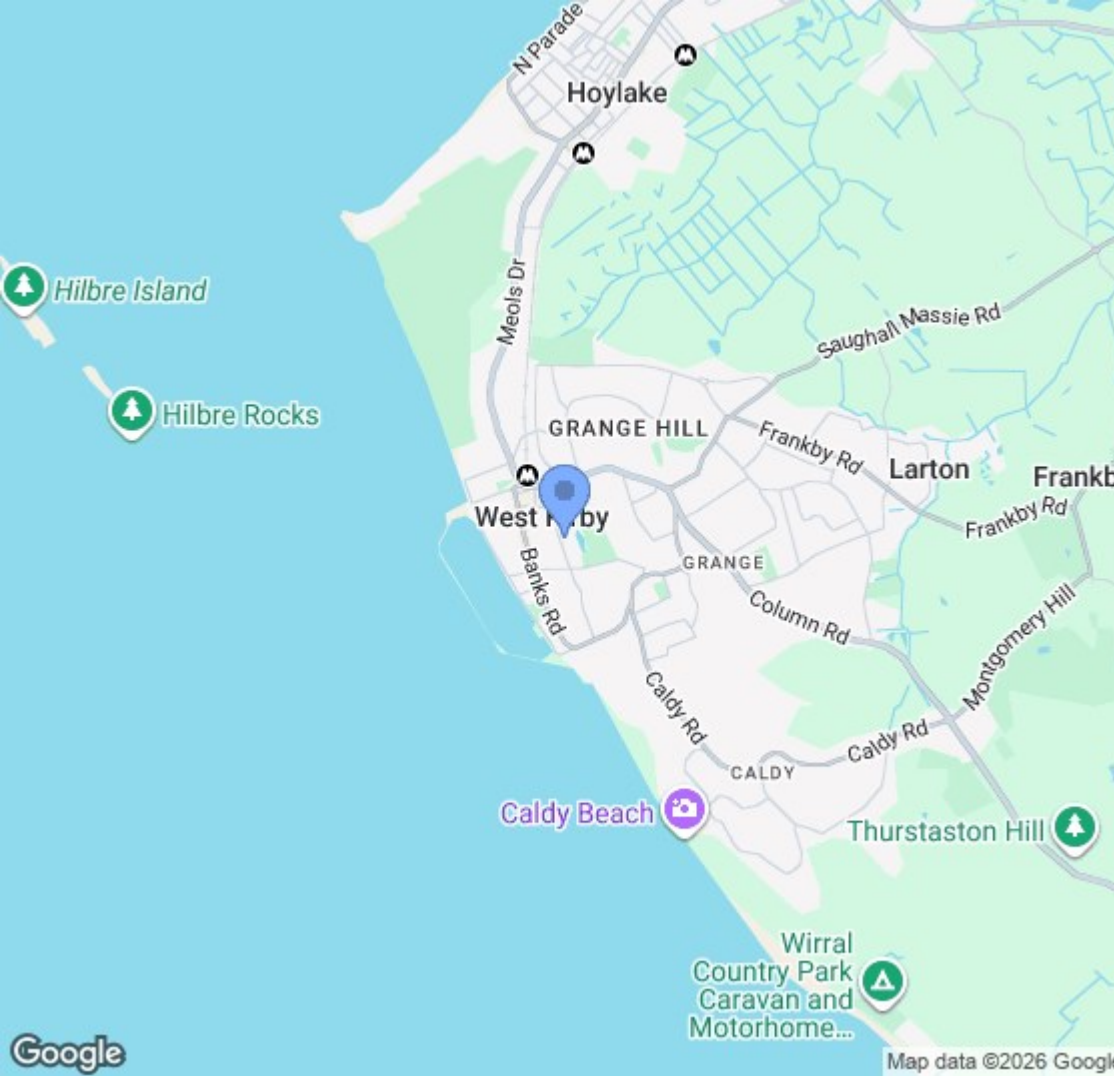


First Floor



Second Floor





Location Map

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