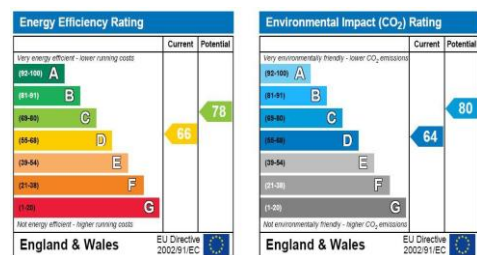


«Floorplan1»



### Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Apartment 3, Caldy Mews, Caldy, Wirral, CH48 2LT

Ground Floor Apartment | Two Bedroom Accommodation | Lounge/Dining Room | Kitchen | Shower Room | Allocated Parking | Communal Gardens

**Offers Over: £175,000**

Hunters 240B Telegraph Road, Heswall, Wirral, CH60 7SG | 0151 342 2444  
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**DISCLAIMER**  
 These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.  
 All measurements are approximate



### **Caldy Mews, Caldy, Wirral, CH48 2LT**

Hunters are pleased to offer this spacious, ground floor apartment, situated within the idyllic Caldly Mews development and having been sympathetically built and constructed with the conservation area in mind.

The accommodation briefly comprises; communal hallway/vestibule, internal hallway, WC cubicle, lounge/dining room, kitchen, two bedrooms and shower room.

Externally, you can make the most of the well maintained communal gardens which flow around three sides of the property and also allow for allocated parking space.

#### **ENTRANCE**

Front entrance door leads to communal vestibule with staircase to first floor. Main apartment front door leads to:-

#### **HALL**

With radiator.

#### **WC CUBICLE**

With radiator and part tiled walls. (Please note, this does require fitting of sanitary wear).

#### **LOUNGE/DINING ROOM**

*7.11m (23' 4") x 5.97m (19' 7") to recess*

With three radiators, windows to front and rear. Double internal glazed doors lead to:-



#### **KITCHEN**

*2.59m (8' 6") x 2.26m (7' 5")*

Fitted to galley style with a range of panel timber finish wall and base units with rolled edge work surfaces, inset stainless steel sink unit and further inset ceramic hob, built in electric double oven, further integrated cooker hood, fridge freezer as well as washing machine and dishwasher. Tiling to splash back areas, ceramic flooring and window to rear.



#### **INNER HALL**

Provides access to:-

#### **BEDROOM ONE**

*4.04m (13' 3") x 2.62m (8' 7") to back of wardrobes*

With a range of built in mirrored and panel fronted wardrobes, radiator and window to rear.



#### **BEDROOM TWO**

*2.21m (7' 3") x 2.84m (9' 4") to back of built in wardrobes*

Radiator and window to front.



#### **SHOWER ROOM**

Comprising quadrant shower cubicle, wash hand basin, low flush WC both built into vanity bathroom furniture, towel ladder, tiled walls and floor, cupboard housing gas central heating boiler.



#### **OUTSIDE**

Parking area and communal gardens.



#### **OPENING HOURS**

Monday 9.00 – 5.30  
Tuesday 9.00 – 5.30  
Wednesday 9.00 – 5.30  
Thursday 9.00 – 5.30  
Friday 9.00 – 5.30  
Saturday 9.30 – 3.00  
Sunday closed

#### **THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.