



**Brookside Crescent, Wirral CH49 4LE**

**welcome to**

**Brookside Crescent, Wirral**

A wonderfully presented semi detached home that will let you move in and just enjoy living here!

Having been fully renovated by our sellers, you will not be disappointed with this excellent family home, Call and book you viewing so that you don't miss out!



## Property Description

This home which has been very tastefully presented has an entrance hall which leads into the main accommodation.

The lounge to the front is bright and airy and sets the tone for the decorative side of the home.

At the heart of the property is a stunning open-plan kitchen and dining area, creating the perfect space for both everyday family life and entertaining. The kitchen is beautifully designed with ample cupboard and worktop space, combining practicality with a sleek, modern finish.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all tastefully decorated and maintained to an impeccable standard. The luxurious four-piece family bathroom features a walk-in shower and a freestanding bath, offering a perfect blend of style and comfort.

Outside the property continues to impress with a large driveway to the front with parking for 4 cars and the rear garden has a lovely family garden with large garage space.

This is an exceptional home, and you can only judge it from seeing it inside, call us today!

### Living Room

14' 10" x 12' 3" ( 4.52m x 3.73m )

### Kitchen

15' 3" x 8' 10" ( 4.65m x 2.69m )

### Extended Dining Area

9' 9" x 7' 3" ( 2.97m x 2.21m )

### Bedroom One

15' 10" x 12' 6" ( 4.83m x 3.81m )

### Bedroom Two

11' 2" x 6' 7" ( 3.40m x 2.01m )



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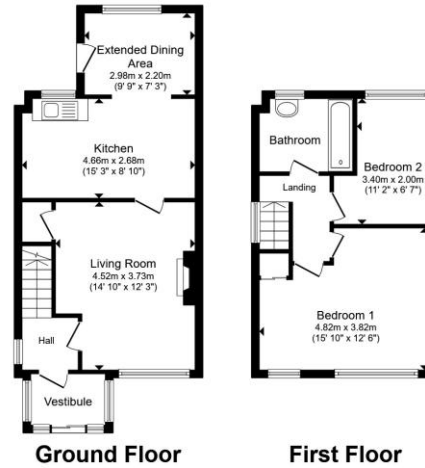
## Brookside Crescent, Wirral

- Superb extended Semi Detached home
- Three Bedrooms
- Excellent presentation throughout
- Open plan Kitchen
- Lounge and dining area

Tenure: Freehold EPC Rating: F  
Council Tax Band: B

offers in the region of

**£299,950**



Total floor area 74.8 m<sup>2</sup> (805 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
GRE106484 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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