



Greasby Road, Greasby Wirral CH49 2PQ

welcome to

Greasby Road, Greasby Wirral

Extended Semi detached home suitable for a family or first time buyer with good presentation throughout!

Offered for sale with vacant possession this great property is close to all transport links and a short walk to Greasby village, Coronation park and Upton Cricket Club.



Property Description

The Property has a side entrance hall which has understairs storage and access to the rest of the ground floor. To the front is a large reception room extending across the front of the property with windows to the front and side providing lots of natural light.

The kitchen has a range of modern base and wall units with French doors leading to a decking area to the rear. The kitchen is large enough for a dining area.

The property has been extended to the rear which provides it with a large utility space which would be suitable for changing to a different use if required. There is also a ground floor WC to this extension.

Upstairs the property has three bedrooms and modern shower Room.

The property has good outside spaces with a drive to the front and front and rear gardens. The front garden is laid to lawn with flower borders and to the rear the garden area is laid to artificial turf providing a low maintainable option.

Offered with vacant possession early viewing is required.

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Entrance Hall

Living Room

18' 10" x 13' 3" (5.74m x 4.04m)

Kitchen

11' 11" x 11' 8" (3.63m x 3.56m)

Utility Room

12' 7" x 9' 10" (3.84m x 3.00m)

Landing

Bedroom One

12' 4" x 12' 4" (3.76m x 3.76m)

Bedroom Two

12' 4" x 12' (3.76m x 3.66m)

Bedroom Three

9' 2" x 7' 5" (2.79m x 2.26m)

Shower Room



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- Excellent extended Semi detached Home
- Three Bedrooms
- Lounge across the front of the property
- Modern Kitchen and large utility room
- Driveway to front

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£275,000



Total floor area 101.5 m² (1,093 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:
GRE106427 - 0005

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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