



New Chester Road, Wirral, CH62 3LA

welcome to

New Chester Road, Wirral

Bursting with potential! This three-bedroom house is an ideal renovation project and perfect for anyone with the vision to create a great family home or a strong buy to let investment. the spacious garden to the front, offers opportunity to create plenty of off road parking,



Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Property Description

The accommodation comprises of a large living space, running the length of the house with a galley kitchen also at the back. This could easily be opened up to create a modern, open plan living kitchen diner. Upstairs are two double bedrooms and a generously sized single bedroom, serviced by a family bathroom. Externally, the garden at the back is laid to lawn, with mature hedge borders offering privacy. The end terrace style of the property enables plenty of storage space down the side of the property. The front garden is sizeable and could be converted to a spacious driveway. The property is being sold with no onward chain.

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.



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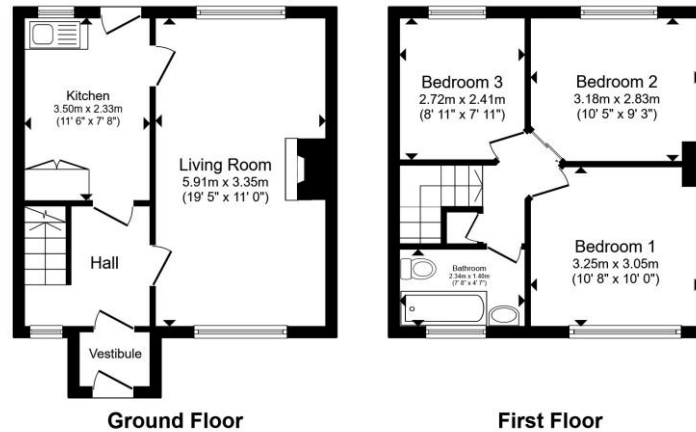
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New Chester Road, Wirral

- Three bedrooms
- End terrace house
- Perfect renovation projects
- Brilliant family home or investment opportunity
- No onward chain

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A



£150,000

Total floor area 69.8 m² (751 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:
BEB110835 - 0003

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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