



Hannay Close, Wirral, CH49 0AD

welcome to

Hannay Close, WIRRAL

A recently built Family home located in a sought-after area with many modern features throughout. The property has a double-parking space, EV charging point and lawned garden to the rear.

Must be viewed internally to fully appreciate the value of this property, call us today!



Property Description

Located in a private cul de sac off Ford Road the property has easy access to the local shops, bus routes and motorway network.

Built by Archway homes in 2024 the property has all the feature of a modern home including solar panels making it energy efficient.

The Property has a double park driveway directly to the front of the property for easy access.

The entrance hall has stairs to the first floor and there is a ground floor WC.

The main living space is to the rear with a open plan living kitchen space. The kitchen has a modern range of base and wall units with fitted sink and built in appliances. It is open to the living space with French doors leading to the rear of the property. This is a bright and relaxing space and perfect for a family or single living.

To the front of the property is a room currently used as a study, but could become a 4th bedroom if required.

Onto the first floor, the first floor has two double bedrooms, one to the front and one to the rear with a modern bathroom located to the middle providing facilities to both these rooms.

On the second floor is a large double bedroom with Velux lighting and a large en-suite showroom.

Hannay Close is a small cul de sac estate which adds to its charm and we would urge viewings!

There is a small private road charge on the property.

"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

Ground Floor Wc

Living Room Kitchen

23' 2" x 13' 7" (7.06m x 4.14m)

Study

6' 10" x 6' 4" (2.08m x 1.93m)

Bedroom One

19' 3" x 10' 10" (5.87m x 3.30m)

Master En-Suite

Bedroom Two

13' 3" x 9' 3" (4.04m x 2.82m)

Bedroom Three

13' 5" x 6' 2" (4.09m x 1.88m)

Family Bathroom



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Hannay Close, WIRRAL

- Superb Modern Semi Detached home
- Modern living lounge and kitchen
- Three Bedrooms
- Master bedroom en-suite, Family Bathroom , Ground floor WC
- Private cul de sac location

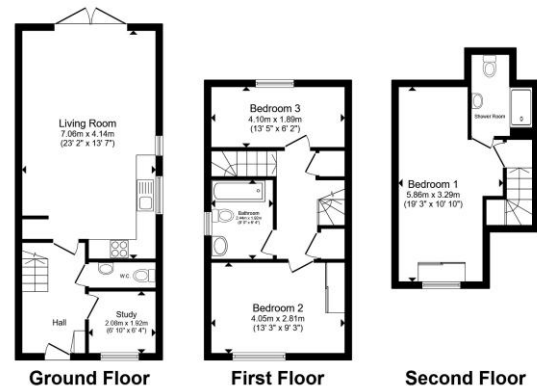
Tenure: Freehold EPC Rating: A

Council Tax Band: B

£335,000

directions to this property:

Position just off Ford Road in Upton, the property is located to the front of the small cul de sac development



Total floor area 98.9 m² (1,065 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:
GRE106554 - 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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0151 677 9473



Greasby@jonesandchapman.co.uk



142 Greasby Road, Greasby, Merseyside, CH49 3NQ



jonesandchapman.co.uk