



Botley Close, Wirral, CH49 4GH

welcome to

Botley Close, Wirral

A lovely first-time buyer or downsizer home located in a sought after cul de sac!

Offering good sized accommodation this property is in good condition throughout. Call us today to book an appointment before it goes!



Property Description

Located to the side of the cul de sac, the property has an entrance porch proving a weather break from the main living area. The lounge has a large picture window to the front giving good natural light and there are stairs leading to the first floor.

The Kitchen has a range of base and wall units with a back door leading to the rear garden.

Upstairs the property has two good sized bedrooms with the main bedroom to the front. There is also a good-sized shower room.

Outside the property has a driveway to the front with a lovely lawned garden with flower and shrub borders.

The rear garden has a lawned garden with a green house and a Garden shed.

This property is offered with vacant possession, so call us today to arrange your viewing!

"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 Porch

Living Room

14' 7" x 12' 6" (4.45m x 3.81m)

Kitchen

12' 6" x 8' 9" (3.81m x 2.67m)

Bedroom One

12' 8" x 11' 4" (3.86m x 3.45m)

Bedroom Two

11' 3" x 6' 3" (3.43m x 1.91m)

Shower Room



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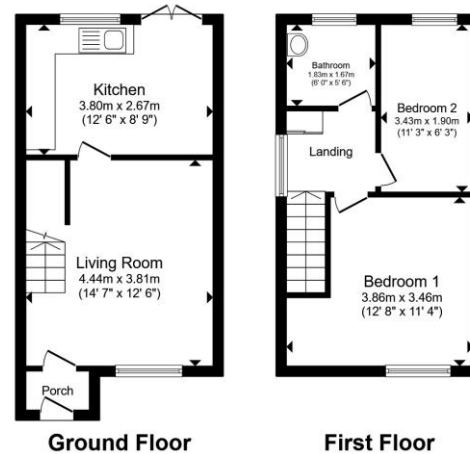
Botley Close, Wirral

- Semi Detached home
- Two bedrooms
- Lounge and breakfast kitchen
- Showerroom
- Driveway and great gardens front and rear

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£179,950



Total floor area 54.7 m² (589 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:
GRE106493 - 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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