



Loretto Drive, Wirral CH49 6LH

welcome to

Loretto Drive, Wirral

A stunning semi detached home in the sought after road of Loretto Drive !

This lovely home is perfect for family living and is excellently presented throughout. The flow of the property is lovely and the best way to judge this home is to call us for an appointment today !



Property Description

The main entrance hall to the front is a traditional hallway with picture rail and access to the rest of the rooms. To the front of the property is a large reception room with feature fireplace and bay to the front flooding the room with natural light. The rear reception room opens up to the conservatory and makes this reception space perfect for families or for those who like space.

The kitchen is recently fitted with a range of base and wall units and integral appliances and again has a lovely dining area set to the side of it. French doors lead out to a raised deck patio which overlooks the garden. Beautiful on a sunny day with a G & T. Located to the side of the kitchen is a large utility room with plumbing for washing machine etc.

Upstairs the property has three bedrooms in a traditional layout with a modern bathroom to the rear.

Outside the property has a driveway to the front which leads to the garage space which provides a decent storage area. To the rear the property has a great, raised deck patio with a lawned garden and flower and shrub borders.

This is a lovely home in a lovely road, so call us to book your viewing today!!

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Living Room

15' 1" x 11' 2" (4.60m x 3.40m)

Rear Living Room

14' 1" x 11' 1" (4.29m x 3.38m)

Conservatory

10' 4" x 8' 10" (3.15m x 2.69m)

Kitchen

15' 1" x 10' 10" (4.60m x 3.30m)

Utility Room

7' 3" x 6' 6" (2.21m x 1.98m)

Bedroom One

15' x 11' 2" (4.57m x 3.40m)

Bedroom Two

14' 3" x 11' 2" (4.34m x 3.40m)

Bedroom Three

8' 6" x 6' 9" (2.59m x 2.06m)

Bathroom

Garage Storage

8' x 7' 8" (2.44m x 2.34m)



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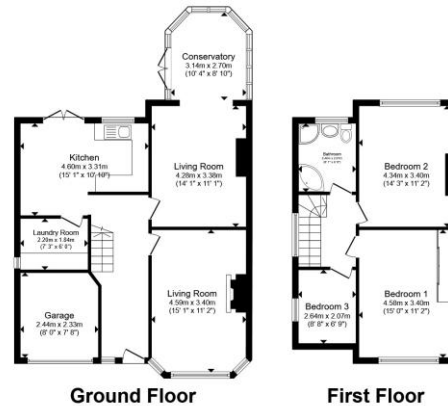
Loretto Drive, Wirral

- Superb Semi detached home in sought after road
- Three Bedrooms
- Two reception rooms plus conservatory
- Fitted modern kitchen with dining area, utility room
- Lovely modern bathroom

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£332,500



Total floor area 127.9 m² (1,377 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:
GRE106485 - 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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0151 677 9473



Greasby@jonesandchapman.co.uk



142 Greasby Road, Greasby, Merseyside, CH49 3NQ



jonesandchapman.co.uk