



**Mount Park, Wirral CH63 5RD**

**welcome to**

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Jones and Chapman are delighted to bring this four bedroom detached family home to the market. This home is situated down a quiet cul de sac with gardens to the front with off road parking, lovely rear gardens. This property is located near to a number of local schools, transport links & amenities.



## Property Description

Jones and Chapman are thrilled to bring this four bedroom Detached family home to the market. This property offers a hallway, downstairs cloakroom, lounge, kitchen diner and separate dining room. On the first floor are four bedrooms with a family bathroom. This home is situated down a quiet cul de sac with gardens to the front with off road parking, lovely rear gardens. This property is located near to a number of local schools, transport links and amenities. Contact us today to arrange a viewing. 0151 644 8666

## Entrance Porch

Has external sensor light.

## Entrance Hall

This entrance hall offers a downstairs WC, doors leading to reception rooms, kitchen/dining area. Radiator, carpet flooring throughout, cloak cupboard, smoke and carbon dioxide alarms.

## Cloakroom

This downstairs cloakroom has light, a power point, housing alarm system with controls in hallway.

## Downstairs Wc

Low level single flush WC, wash hand basin in vanity unit, laminate flooring throughout, single radiator, UPVC double glazed window to the side aspect and wooden cladding to ceiling and lights.

## Lounge

19' 5" x 13' 3" (5.92m x 4.04m)

UPVC double glazed sliding patio door to rear garden, double radiator, gas fire on marble hearth and wooden surround. Wall lights, ceiling lights and door leading to kitchen area.

## Dining Room

14' 4" x 13' 9" (4.37m x 4.19m)

UPVC double glazed window to the front aspect with fitted blinds, double radiator, ceiling lights, carpet flooring throughout and door to lounge.

## Kitchen/diner

22' 4" x 9' 4" (6.81m x 2.84m)

Large under stairs cupboard benefits from light and a power point. Cream gloss wall, base and drawer units, beige marble effect worktops, stainless steel sink and drainer. UPVC double glazed window to the rear aspect with fitted blinds, space for cooker, integrated dishwasher, washing machine, fridge freezer and dryer. Tiled flooring and walls. Stainless steel cylinder glass cooker hood. Open plan to dining area, UPVC double glazed window to the side aspect and UPVC double glazed door to side. Double radiator.

## Internal Door

Allows fire door access to garage.

## Landing

Carpet staircase, L shaped landing, overstairs storage cupboard, UPVC double glazed window to the rear with fitted blinds. Has second smoke alarm and double glazed window access onto flat roof.

## Loft

Insulated loft with lights, central flooring for storage and comes with ladders.

## Bedroom One

10' 3" x 13' 1" (3.12m x 3.99m)

UPVC double glazed window to the front aspect with fitted blinds, four door sliding mirrored wardrobes, single radiator, carpet flooring throughout, and internet and telephone points.

## Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

Three door sliding mirrored wardrobes, single radiator, UPVC double glazed window to the rear aspect with fitted blinds.

## Bedroom Three

9' 7" x 7' 5" (2.92m x 2.26m)

UPVC double glazed window to the front aspect with fitted blinds, single radiator, and carpet flooring throughout.

## Bedroom Four

7' 2" x 6' 9" (2.18m x 2.06m)

UPVC double glazed window to the rear aspect with fitted blinds, single radiator and carpet flooring throughout.

## Bathroom

Low level dual flush WC, wash hand basin in vanity style unit, chrome ladder style radiator, large chrome fitted shower, double glazed window to the side aspect, fitted mirrored vanity unit, inset spots and tiling.

## Side Passage/back Door

Allows access to front and rear garden and benefits from a courtesy light.

## Outside

Lockable metal gates on both sides of property.

## Front Garden

Lawned area, hedge borders, corner plot, flagged pathway, metal gate to the front aspect, and tarmac driveway.

## Rear Garden

Lawned area with fenced and hedge borders. Mature trees and shrubs. Patio area, 8' x 6' wooden shed with three windows, gated at both sides and leading to front driveway. External tap and outside roll up washing line.

## Outbuilding

16' 2" x 8' 5" (4.93m x 2.57m)

Up and over door, central heating boiler, electricity and gas meters. It also benefits from an external light sensor, internal light, power point and cat flap.



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welcome to

## Mount Park, Wirral

- Detached four bedroom family home
- Three reception rooms, Kitchen/Diner
- Downstairs cloakroom, WC & family bathroom
- Off road parking, gardens front and rear
- Close to amenities, schools, transport links.

Tenure: Freehold EPC Rating: C

offers over

**£325,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

jones & chapman



**0151 644 8666**



[Bebington@jonesandchapman.co.uk](mailto:Bebington@jonesandchapman.co.uk)



4 Church Road, BEBINGTON, WIRRAL,  
Merseyside, CH63 7PH



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)