



**Wellington Road, Bebington, Wirral CH63 7NF**

**welcome to**

**Wellington Road, Bebington Wirral**

Jones and Chapman are delighted to bring to the market this fabulous three bedroom family home, it consists of lounge, dining room, kitchen, downstairs toilet, family shower room, detached double garage already converted into a room.



## Property Description

Jones and Chapman are delighted to bring to the market this immaculately presented three bedroom family home, it consists of a lounge, dining room, kitchen, downstairs toilet, family shower room, large tarmac driveway leading to a double detached insulated garage which has been converted into a complete working space ideal for home office/ gym / teenage den with loft space. Also benefits a secure fully enclosed rear garden ideal for those summer evenings to dine or relax. Wellington Road is located in a very popular residential location with many amenities close by such as shops, transport links including railway station, regular buses, motorways, also many schools (primary, secondary and grammar schools).

## Entrance Hall

Front door to the side, laminate flooring throughout, single radiator, door leading to downstairs WC, reception rooms and alarm system.

## Cloakroom

Low level dual flush WC, pedestal wash hand basin, single radiator, laminate flooring throughout and UPVC double glazed window to the side aspect.

## Lounge

17' 4" x 12' 5" (5.28m x 3.78m)

UPVC double glazed bay window to the front aspect, carpet flooring throughout, double radiator, fire place on marble heath and complementary surround. Double glass doors to the rear aspect.

## Dining Room

8' 3" x 10' 4" (2.51m x 3.15m)

UPVC double glazed window to the side aspect, UPVC double doors to the rear, laminate flooring throughout, large under stairs cupboard and door leading to kitchen.

## Kitchen

7' 3" x 10' 4" (2.21m x 3.15m)

A range of white gloss wall, base and drawer units, complimentary work surfaces, sink and drainer.

Single oven and four ring gas hob. Stainless Steel cylinder hood. Laminate flooring throughout and space for appliances.

## Landing

Carpet staircase, UPVC double glazed window to the side aspect, loft hatch and airing cupboard.

## Bedroom One

11' 9" x 9' 5" (3.58m x 2.87m)

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

## Bedroom Two

13' 3" x 9' 6" (4.04m x 2.90m)

UPVC double glazed window to the rear with fitted blinds, range of fitted drawers, wardrobes and dressing table, carpet flooring throughout.

## Bedroom Three

9' 6" x 7' 4" (2.90m x 2.24m)

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

## Bathroom

Low level dual flush WC, pedestal wash hand basin, shower cubicle and extractor fan. UPVC double glazed window to the rear aspect, ceiling lights, splashwall to the walls, lino flooring and small single radiator.

## Outside

### Front Garden

Tarmac driveway, double garage, raised lawn area and flagged pathway. Mature trees and shrubs.

### Rear Garden

Flagged patio area, fully enclosed, raised lawn area and side gated access.

### Out-Building

Insulated double garage, electric door, loft storage, double glazed door to the side aspect and inset spots, ideal for home office space, gym & teenage den, possibilities are endless.



**view this property online** [jonesandchapman.co.uk/Property/BEB109711](http://jonesandchapman.co.uk/Property/BEB109711)



welcome to

## Wellington Road, Bebington Wirral

- Immaculated presented three bedroom semi-detached.
- Two reception rooms, kitchen, downstairs WC
- Detached converted double garage
- Popular residential location
- Amenities close by, schools, shops & Transport Links

Tenure: Freehold EPC Rating: D



£260,000

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 any 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

view this property online [jonesandchapman.co.uk/Property/BEB109711](https://www.jonesandchapman.co.uk/Property/BEB109711)



Property Ref:  
BEB109711 - 0017

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.

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



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



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