



**Claremont Way, Wirral CH63 5QR**

**welcome to**

**Claremont Way, Wirral**

Jones and Chapman are delighted to bring this three bedroom semi detached family home situated in a very quiet cul-de-sac to the market. This property offers a large driveway, two reception rooms, large breakfast kitchen, downstairs WC, three bedrooms and a family bathroom.



## Disclaimer

"All Services/Appliances have not and will not be tested"

## Property Description

Jones and Chapman are now in receipt of an offer for the sum of £285,000 for 21 Claremont Way, Wirral, Merseyside, CH63 5QR. Anyone wishing to place an offer on the property should contact Jones and Chapman, 4 Church Drive, Bebington, Wirral, CH63 7PH - 0151 644 8666 before exchange of contracts.

Jones and Chapman are delighted to bring this three bedroom semi detached family home situated in a very quiet cul-de-sac to the market. This property offers a large driveway, two reception rooms, large breakfast kitchen, downstairs WC, three bedrooms and a family bathroom. It also has a large rear garden set on different levels, detached garage and plenty of space for entertaining with all the family. Claremont Way is close to a number of transport links (train, bus and road), primary, secondary & grammar schools, restaurants, shops and many other amenities. This property offers NO ONWARD CHAIN and viewing is HIGHLY RECOMMENDED! To register your interest and to book a viewing call the Jones and Chapman Bebington office. We're waiting to take your call.

## Entrance Hall

Built in cupboard housing consumer unit and electric meter. Double radiator, laminate flooring throughout and under stairs cupboards housing gas meter. Doors to downstairs WC, lounge, dining room and kitchen.

## Lounge

24' 7" x (7.49m x)

UPVC double glazed door to the rear, French doors, fitted wardrobes and double radiator. Skylight, parquet and concrete flooring, and ceiling lights.

## Dining Room

14' 3" x 11' 4" (4.34m x 3.45m)

UPVC double glazed bay window to the front elevation with fitted blinds, parquet flooring and wall mounted fire place. Picture rail, double radiator and ceiling lights.

## Downstairs Wc

Wall mounted wash hand basin in vanity unit, low level dual flush WC, UPVC double glazed window to the side and chrome ladder style radiator.

## Kitchen

A range of cream gloss base, wall and drawer units, black mottled worktops, and two double radiators. Laminate flooring throughout, three UPVC double glazed windows, side and rear. Double French doors to rear, inset spots and loft hatch. Integrated dishwasher, integrated washing machine and large free standing oven.

## Bedroom One

14' 7" x 10' 4" (4.45m x 3.15m)

UPVC double glazed window to the side, white spindle bannister, smoke alarm and carpet flooring throughout.

## Bedroom Two

14' 5" x 11' 6" (4.39m x 3.51m)

UPVC double glazed bay window to the front, single radiator, carpet flooring throughout and picture rail.

## Bedroom Three

6' 4" x 9' (1.93m x 2.74m)

Single radiator, UPVC double glazed window to the front, picture rail and ceiling lights.

## Bathroom

7' x 7' 11" (2.13m x 2.41m)

Four piece suite comprising of panel bath with chrome waterfall mixer taps, jets, low level dual flush WC, chrome ladder style radiator, tiled flooring throughout and corner shower cubicle. Wall mounted wash hand basin, inset spots, UPVC double glazed window to the side and loft hatch.

## Outside

### Front Garden

Tarman driveway for multiple vehicles.

### Rear Garden

Raised decking area, steps to pergola, large lawn area and flagged patio. Fully fenced borders and leading to garage.

### Out-Building

Detached brick built garage with doors to the front and side. Wooden shed at side of rear garden behind brick built garage.



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welcome to

## Claremont Way, Wirral

- Front Driveway For Multiple Vehicles
- Lounge, Dining Room and Large breakfast Kitchen
- Downstairs WC
- Three Bedrooms
- Detached Garage

Tenure: Freehold EPC Rating: D

**£285,000**



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

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Property Ref:  
BEB109769 - 0011

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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



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