



Larchwood Drive, Wirral, CH63 5JP

welcome to

Larchwood Drive, Wirral

Jones and Chapman are delighted to bring this five bedroom semi-detached family home situated in the heart of Bebington to the market. This property comprises of a welcoming entrance porch, hall, two good sized lounges, kitchen, five bedrooms, family bathroom, a rear garden and it's own driveway.



Property Description

Calling all first time buyers! Jones and Chapman are delighted to bring this five bedroom semi-detached family home situated in the heart of Bebington to the market this Christmas. This property comprises of a welcoming entrance porch, entrance hall, two good sized lounges, kitchen, five bedrooms, family bathroom, a rear garden and its own driveway. This property is close to a number of amenities by road, transport networks including Bebington train station a short walk away and bus routes to Liverpool and Chester. Larchwood Drive is in the ideal catchment area for the local primary and secondary schools with Wirral Grammar around the corner.

Early viewing is highly recommended! To register your interest and to book a viewing please contact the Jones and Chapman Bebington office. We're looking forward to taking your call.

Entrance Porch

Electric meter.

Entrance Hall

Understairs cloak cupboard housing gas meter. Radiator and tiled flooring.

Lounge

16' 4" x 12' 2" (4.98m x 3.71m)

UPVC double glazed window to the front with fitted blinds, tiled flooring, ceiling lights, double radiator and picture rail.

Lounge Two

17' 2" x 11' 5" (5.23m x 3.48m)

Remote control gas fire built in inset, carpet flooring throughout, double radiator and picture rail. UPVC double glazed French doors to the rear with fitted blinds.

Kitchen

15' 7" x 10' 4" (4.75m x 3.15m)

A range of wooden wall, base and drawer units, black mottled work tops, space for a cooker, breakfast bar, UPVC double glazed frosted doors to the rear, wine

racks and UPVC double glazed window to the rear.

Landing

Jack and Gill landing and white spindle bannister.

Bedroom One

16' 2" x 12' 4" (4.93m x 3.76m)

UPVC double glazed bay window to the front with fitted blinds, sliding mirrored wardrobes, double radiator and picture rail.

Bedroom Two

14' 2" x 11' 6" (4.32m x 3.51m)

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

Bedroom Three

6' 5" x 10' 3" (1.96m x 3.12m)

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

Bedroom Four

10' 4" x 6' 8" (3.15m x 2.03m)

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

Family Bathroom

7' 7" x 8' 9" (2.31m x 2.67m)

P shaped bath, low level dual flush WC, pedestal wash hand basin, cupboard housing Bax central heating boiler, UPVC double glazed window to the rear, chrome ladder radiator and tiling.

Bedroom Five

13' 9" x 6' 8" (4.19m x 2.03m)

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

Outside

Rear Garden

Flagged patio areas, astro turf, fully fenced borders

and outdoor tap.

Out-Building

Garge with integral electrics, plumbing access for a washing machine, up and over door.



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welcome to

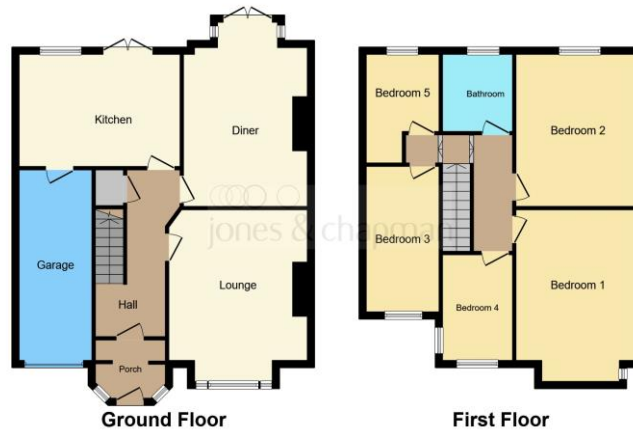
Larchwood Drive, Wirral

- Calling all first time buyers & Investors.
- Five bedroom semi-detached family home
- Entrance porch, hall, two living areas & kitchen
- Five spacious bedrooms & family bathroom
- Off street parking & rear garden ideal for entertaining.

Council Tax Band: **C** Tenure: **Freehold** EPC Rating: **C**

offers in the region of

£280,000



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 measurements.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEB109825 - 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.

 jones & chapman



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