

# The Rake, Bromborough Wirral CH62 7AQ



## welcome to

## The Rake, Bromborough Wirral

Jones and Chapman are delighted to bring this three-bedroom detached bungalow to the open market. It briefly comprises of a central hall, good sized rear facing lounge with patio doors and large and well-appointed family kitchen which includes a range style cooker ideal for entertaining.













#### **Property Description**

Jones and Chapman are delighted to bring this three-bedroom detached bungalow to the market. It briefly comprises of a central hall, good sized rear facing lounge with patio doors and large and wellappointed family kitchen which includes a range style cooker. There is an additional study/storeroom, three bedrooms and a combined bathroom/ wc.

This property is situated within walking distance of the village and approached via a long driveway, this detached bungalow is set in particularly large gardens and offers spacious accommodation with the benefits of both double glazing and a combi gas central heating system.

The gardens are mainly to the rear, whilst the front provides ample off-road parking and a garage. Early viewing is essential to appreciate the convenience and garden plot.

To register your interest and to book a viewing please contact the Jones and Chapman office in Bebington.

#### **Entrance Hall**

A long but warming entrance hall, wooden flooring throughout and doors leading to all bedrooms.

#### Lounge

19' 11" x 12' (6.07m x 3.66m) Sliding UPVC double glazed doors and windows to rear, double radiator and picture rail.

#### **Kitchen/diner**

18' 5" x 12' 1" (5.61m x 3.68m)

Range of wall, base and drawer units, one and a half stainless steel drainer sink. Large double ovens, six ring gas hob, butches block effect worktops and UPVC double glazed window to the side. French UPVC double glazed windows to the rear, space for other appliances, and wooden flooring throughout. Worcester central heating boiler, double radiator and inset spots.

#### Study

8' 10" x 4' (2.69m x 1.22m) Carpet flooring throughout, UPVC double glazed window to the side (possible to make staircase to make loft conversion)

#### **Bedroom One**

16' 1" x 10' (4.90m x 3.05m) UPVC double glazed bay window to the front with fitted blinds, carpet flooring throughout and double radiator.

#### **Bedroom Two**

10' 2" x 6' 7" (3.10m x 2.01m) UPVC double glazed window to the side, laminate flooring throughout and single radiator.

#### **Bedroom Three**

10' x 9' 3" (3.05m x 2.82m) UPVC double glazed bay window to the front,

wooden flooring throughout, electricity meter and consumer unit in concealed cupboard and double radiator.

#### Family Bathroom

Spacious, tiled flooring and walls. Panel bath with chrome shower above. Wall mounted wash hand basin in white vanity unit. Low level dual flush WC, UPVC double glazed window to the side with fitted blinds. White ladder style radiator and extractor fan.

#### Outside Rear Garden

Flagged patio area, raised patio wall, very large lawned garden, hedges and fenced borders.





### welcome to

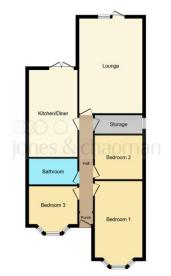
# The Rake, Bromborough Wirral

- Detached Bungalow
- Double Glazing
- Driveway
- Three Bedrooms
- Well Presented Throughout

```
Tenure: Freehold EPC Rating: D
```

### offers in excess of

# £340,000



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.









postcode not the actual property

view this property online jonesandchapman.co.uk/Property/BRO105512



Property Ref: BRO105512 - 0012 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



Be bing ton @jones and chapman. co. uk

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



#### jonesandchapman.co.uk