



**Harrison Close, Eastham, Wirral CH62 8FA**

**welcome to**

**Harrison Close, Eastham Wirral**

Jones and Chapman are delighted to bring this three bedroom semi-detached family home to the market. This property comprises of a welcoming entrance hall, cloakroom, a spacious living area, kitchen, utility room, three bedrooms with an ensuite and a family bathroom.



## Property Description

CALLING ALL FIRST TIME BUYERS! Jones and Chapman are delighted to bring this three bedroom semi-detached family home to the market. This property comprises of a welcoming entrance hall, cloakroom, a spacious living area, kitchen, utility room, three bedrooms with an ensuite and a family bathroom. It also offers an enclosed rear garden, ideal for entertaining with friends and family. Harrison Close can be found in the heart of Eastham, the perfect catchment area for primary and secondary schools nearby. This property is close to a number of public transport via road, bus and a short walk to Bromborough Train Station ideal for commuting to Chester.

EARLY VIEWING IS HIGHLY RECOMMENDED!

To register your interest and to book a viewing please contact the Jones and Chapman Bebington office. We can't wait to take your call.

### Entrance Hall

Consumer unit, double radiator, laminate flooring throughout and smoke alarm.

### Cloakroom

Low level dual flush WC, wall mounted wash hand basin, laminate flooring throughout and double radiator.

### Lounge

11' 9" x 14' 3" (3.58m x 4.34m)

UPVC double glazed window to the front with fitted blinds, double radiator, grey carpet flooring throughout and understairs cupboard.

### Kitchen

11' 9" x 12' 1" (3.58m x 3.68m)

Blue wall, base and drawer units, grey marble work tops and lino flooring throughout. Space for appliances, four induction hob, cylinder extractor hood. Double radiator, inset spots, opening to utility area, double French doors and window to the rear.

### Utility Room

6' 4" x 3' 2" (1.93m x 0.97m)

Space for appliances, potterton central heating boiler and lino flooring throughout.

### Landing

Grey carpet flooring, spindle bannister and loft hatch.

### Bedroom One

9' 1" x 9' 6" (2.77m x 2.90m)

UPVC double glazed window to the rear with fitted blinds, double radiator, fitted mirrored wardrobes, carpet flooring throughout and door to ensuite.

### En-Suite

8' 3" x 3' 8" (2.51m x 1.12m)

Shower cubicle, chrome shower, pedestal wash hand basin and double radiator. Low level dual flush WC and UPVC double glazed window to the rear and lino flooring throughout.

### Bedroom Two

11' 7" x 8' 7" (3.53m x 2.62m)

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

### Bedroom Three

6' 5" x 11' 6" (1.96m x 3.51m)

L shaped, carpet flooring throughout, UPVC double glazed window to the front with fitted blinds and double radiator. Fitted cupboard over stairwell.

### Family Bathroom

7' 6" x 5' 5" (2.29m x 1.65m)

Panel bath with chrome mixer tap and shower head. Pedestal wash hand basin, low level dual flush WC. Part tiled walls, lino flooring throughout, UPVC double glazed window to the side, white ladder radiator and shaver point.

### Outside Front Garden

Two car tarmaced driveway

### Rear Garden

Flagged patio, decked and lawn area, fully fenced and gated to side.



**view this property online** [jonesandchapman.co.uk/Property/BEB109924](https://www.jonesandchapman.co.uk/Property/BEB109924)



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## Harrison Close, Eastham Wirral

- CALLING ALL FIRST TIME BUYERS
- Three bedroom semi-detached family home in the heart of Eastham
- Perfect catchment areas for Primary & Secondary schools.
- Entrance Hall, Cloakroom, Lounge, Kitchen & Utility Room
- Three bedrooms, ensuite & Family Bathroom

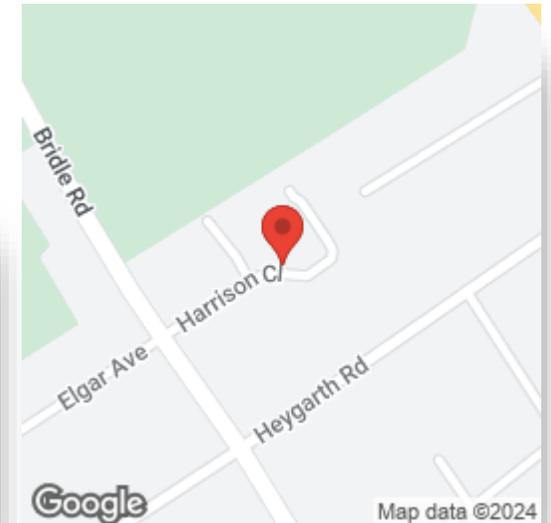
Council Tax Band: **C** Tenure: **Freehold** EPC Rating: **B**



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.

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEB109924 - 0006

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.

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