

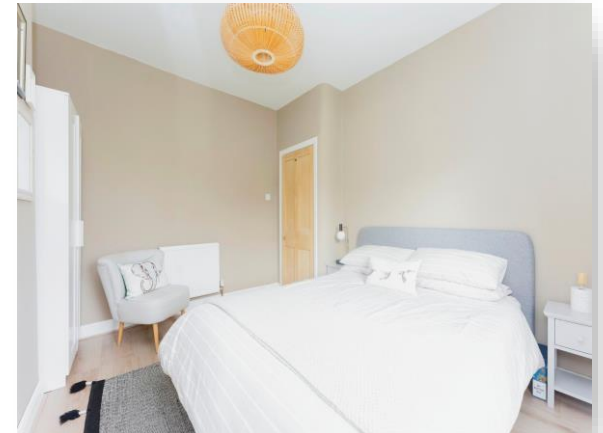


**Kempton Road, Wirral, CH62 1DL**

**welcome to**

**Kempton Road, Wirral**

Jones and Chapman are delighted to bring this three bedroom mid-terraced family home to the market. This property is situated in New Ferry within a great catchment area for Primary, Junior and Secondary schools within a five minute car journey.



## Property Description

Are you searching for your first home?

Well, look no further! Jones and Chapman are delighted to bring this three bedroom mid-terraced family home to the market. This property is situated in New Ferry within a great catchment area for Primary, Junior and Secondary schools within a five minute car journey. There are also a number of transport links via road, bus and regular trains from Bebington train station. The historic Village of Port Sunlight and The Lady Lever Art Gallery is in walking distance along with other amenities, food and drink hot spots too and something all the family can enjoy.

This property consists of: An entrance hall, lounge, kitchen, three bedrooms, a family bathroom, rear garden and on street parking.

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

### Entrance Hall

Wooden flooring throughout, under stairs cupboard ideal for storage, electric meter cupboard and double radiator.

### Lounge

10' 4" x 13' 7" (3.15m x 4.14m)

UPVC double glazed bay window to the front with fitted blinds, wooden flooring throughout, inset in chimney breast and picture rail.

### Kitchen

16' 5" x 12' 9" (5.00m x 3.89m)

Grey wall, base and drawer units with white worktops, drainer sink and UPVC double glazed window to the rear. Vaillant central heating boiler housed in cupboard, fitted shelving and wooden flooring throughout. Dining area with exposed brick walls and fitted pine cupboard.

## Landing

Wooden floor staircase.

### Bedroom One

13' 6" x 10' 1" (4.11m x 3.07m)

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

### Bedroom Two

11' 6" x 11' 3" (3.51m x 3.43m)

Inset for wardrobes, laminate flooring throughout, double radiator and UPVC double glazed window to the rear.

### Bedroom Three

7' 7" x 5' 7" (2.31m x 1.70m)

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

### Family Bathroom

7' 7" x 4' 8" (2.31m x 1.42m)

Tiled flooring throughout, panel bath with chrome shower above and glass screen. Wall mounted wash hand basin in vanity and low level dual flush WC. Inset spots, UPVC double glazed window to the rear and ornate radiator.

## Outside

### Rear Garden

Flagged patio, raised flower bed and brick borders.



**view this property online** [jonesandchapman.co.uk/Property/BEB109962](http://jonesandchapman.co.uk/Property/BEB109962)



welcome to

## Kempton Road, Wirral

- CALLING ALL FIRST TIME BUYERS
- Three bedroom Mid-Terraced Family home in the heart of New Ferry
- A great catchment area for Primary, Junior and Secondary Schools
- Food & Drink hot spots & Port Sunlight in walking distance & other amenities
- Entrance Hall, lounge & Kitchen/Diner

Tenure: Freehold EPC Rating: C



# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEB109962 - 0002

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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