



**Shorefields, Wirral, CH62 1BZ**

**welcome to**

**Shorefields, Wirral**

Jones and Chapman are delighted to bring this three-bedroom semi-detached family home in the heart of New Ferry to the market. This property is in a great catchment area for Junior and Secondary Schools and Wirral Met College The Oval Campus.



## Property Description

Are you searching for your first home?

Jones and Chapman are delighted to bring this three bedroom semi-detached family home in the heart of New Ferry to the market. This property is in a great catchment area for Junior and Secondary Schools and Wirral Met College The Oval Campus. Shorefields is also in easy access of transport links with Bebington Train Station in walking distance, and Motorways to Liverpool and Chester a short drive away. There are a number of food and drink hot spots, and other amenities close by.

This property consists of: Entrance Hall, Lounge, Kitchen, Downstairs Bathroom, Three Spacious bedrooms, Front and Rear Gardens, Outbuilding and Off-Street Parking.

To register your interest and to book a viewing please contact the Bebington Jones and Chapman Office. Early viewing is a must.

### Entrance Hall

Understairs cupboard housing gas meter.

### Lounge

16' 5" x 11' 1" (5.00m x 3.38m)

Laminate flooring throughout, UPVC double glazed sliding doors to the rear and window to the front. Double radiator, gas fire and electric meter in cupboard.

### Kitchen

15' 5" x 5' 8" (4.70m x 1.73m)

Circular drainer sink, UPVC double glazed window to the side and UPVC double glazed door to the rear. Range of beech wall, base and drawer units, black speckled worktops, double radiator and Vaillant central heating boiler. Space for other appliances, oven, four ring gas hob and stainless-steel cylinder hood.

### Downstairs Bathroom

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

Panel bath with shower above, low level dual flush WC, wall mounted wash hand basin in vanity, fully tiled walls and extractor fan, UPVC double glazed window to the rear, chrome ladder style radiator.

### Landing

UPVC double glazed window to the rear and carpet flooring throughout.

### Bedroom One

15' 6" x 12' 1" (4.72m x 3.68m)

UPVC double glazed windows to the front and rear, carpet flooring throughout, double radiator, large built-in cupboard, fan, and ceiling light.

### Bedroom Two

10' 2" x 11' 2" (3.10m x 3.40m)

UPVC double glazed window to the front, built in cupboard, carpet flooring throughout, double radiator, nice views over greenbelt land.

### Bedroom Three

7' 6" x 8' 4" (2.29m x 2.54m)

Single radiator, carpet flooring throughout and UPVC double glazed window to the rear.

### Outside

#### Front Garden

Lawned area and fully hedged.

#### Rear Garden

Decked and lawned area with a spacious brick-built outhouse, large flagged patio, gated to front, outdoor tap and fully fenced.

### Outbuilding

Brick built outhouse.



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## welcome to Shorefields, Wirral

- CALLING ALL FIRST TIME BUYERS
- Three Bedroom Semi-Detached Family Home in New Ferry
- A Great Catchment Area for Primary & Secondary Schools & Wirral Met College
- Easy Access To Public Transport and Motorway Links to Liverpool & Chester
- Food & Drink Hot Spots and Other Amenities In Walking Distance

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 1958. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEB110001 - 0007

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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