



Spital Road, Wirral CH62 2AQ

welcome to

Spital Road, Wirral

Jones and Chapman are delighted to bring this three-bedroom semi-detached family home in the heart of Bromborough to the market. This property is in the ideal area for a shopping spree at The Croft Retail Park or a family day out at Bromborough Bowl or maybe a cinema trip to switch off.



Agents Note

"It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take necessary steps and advise you accordingly."

Property Description

Jones and Chapman are delighted to bring this three bedroom semi-detached family home in the heart of Bromborough to the market. This property is in the ideal area for a shopping spree at The Croft Retail Park or a family day out at Bromborough Bowl and or maybe a cinema trip to switch off and unwind. There are a number of food and drink hot spots with plenty other amenities in walking distance. This property is in easy reach of transport links with Spital train station close by with links for Liverpool and Chester. Spital Road is in a great catchment area for Primary schools with Raeburn Primary School and Brookhurst Primary School a short drive away.

This property consists of: A welcoming entrance hall, lounge, dining room, kitchen, three bedrooms, wetroom, front and rear gardens and outbuilding with it's own off street parking.

To register your interest and to book a viewing please get in touch today 0151 644 8666

Entrance Hall

Laminate flooring throughout, single radiator and understairs cupboard housing gas meter. Door leading to kitchen and cupboard housing electric meter and consumer unit.

Lounge

13' 6" x 10' 4" (4.11m x 3.15m)

UPVC double glazed bay window to the front, laminate flooring throughout and double radiator. Feature circular fireplace with gas fire.

Dining Room

8' 3" x 8' 6" (2.51m x 2.59m)

Laminate flooring throughout, double radiator, UPVC double glazed window to the rear and door leading to kitchen.

Kitchen

9' 2" x 10' 5" (2.79m x 3.17m)

White wall, base and drawer units, space for other appliances, free standing oven which is to be included in the sale, fridge and freezer. Washing machine, tumble dryer, stainless steel drainer sink, UPVC double glazed window to the rear and UPVC double glazed door to the side.

Landing

Metal ornate bannister, carpet flooring throughout, UPVC double glazed window to the side, insulated loft and hatch.

Bedroom One

11' 8" x 10' 7" (3.56m x 3.23m)

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

Bedroom Two

11' 5" x 9' 4" (3.48m x 2.84m)

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

Bedroom Three

7' 8" x 7' 7" (2.34m x 2.31m)

UPVC double glazed window to the rear, Glow Worm central heating boiler, carpet flooring throughout and single radiator.

Wetroom

6' 3" x 5' 3" (1.91m x 1.60m)

Wall mounted wash hand basin, walk in shower with Triton shower. Low level dual flush WC, tiled walls, chrome ladder style radiator and UPVC double glazed window to the front with fitted blinds and extractor fan.

Outside

Front Garden

Wooden gate to the rear, block paved driveway and dwarf wall at the front. Lawned area and canopy over the front door.

Rear Garden

Blocked paved at the side, wooden shed, flagged patio ideal for those summer nights. Two tier raised garden, mature trees and shrubs. Outdoor tap and fully enclosed borders.



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welcome to

Spital Road, Wirral

- Three bedroom semi-detached family home in the heart of Spital
- Close to The Croft Retail Park, Bowling Alley & Cinema
- Food & Drink hot spots and plenty other amenities in walking distance
- Ideal catchment area for primary schools
- In easy reach of transport links via road, bus and trains from Spital

Tenure: Freehold EPC Rating: D



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.localagent.com

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEB110068 - 0003

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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