









# welcome to

# **Marfords Avenue, Wirral**

Jones and Chapman are delighted to bring this three-bedroom detached family home in the heart of Bromborough to the market. Marfords Avenue is in the ideal catchment area for a number of Primary Schools and nurseries.













### **Property Description**

Jones and Chapman are delighted to bring this three-bedroom detached family home in the heart of Bromborough to the market. Marfords Avenue is in the ideal catchment area for a number of Primary Schools and nurseries. This property is in easy reach of transport links via road, bus and regular trains from Bromborough Station for Liverpool City Centre. Marfords Avenue has a number of food and drink hot spots and plenty other amenities in walking distance.

This property consists of: Entrance Hall, Lounge, Kitchen diner, three bedrooms, family bathroom, a large driveway for multiple vehicles and a rear garden and garage.

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

#### **Entrance Hall**

Bright and airy entrance hall, cloak cupboard, single radiator and carpet flooring throughout.

#### Lounge

20' 6" x 10' 9" (6.25m x 3.28m)

Upon entering the lounge, there are two UPVC double glazed windows to the front and rear allowing plenty of light in. Serving hatch ideal for entertaining, two double radiators and electric fire.

#### **Kitchen Diner**

13' 5" x 11' 4" (4.09m x 3.45m )

This spacious kitchen offers a range of wooden wall, base and drawer units, brown worktops and space for other appliances. Carpet flooring throughout, single radiator, tiled walls and UPVC double glazed window to the rear.

## Landing

Turning staircase leading to first floor with an UPVC double glazed window to the front and water tank housed in airing cupboard.

#### **Bedroom One**

12' 2" x 9' 9" (3.71m x 2.97m)

Carpet flooring throughout, telephone point, single radiator and UPVC double glazed window to the front.

#### **Bedroom Two**

9' 8" x 12' 2" (2.95m x 3.71m)

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

#### **Bedroom Three**

10' 3" x 6' 9" (3.12m x 2.06m)

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

## **Family Bathroom**

6' 7" x 6' 7" (2.01m x 2.01m)

Cream suite with bath and shower fitting above. Pedestal wash hand basin, low level dual flush WC and single radiator. UPVC double glazed window to the rear, carpet flooring throughout and tiling.

#### Outside Front Garden

Large paved driveway for multiple vehicles leading to garage, lawned area, trees and shrubs.

#### **Rear Garden**

Patio area ideal for entertaining on those summer nights overlooking a mature fully enclosed garden, mainly laid to lawn and an array of trees and shrubs and gated to side.

## Garage

18' 6" x 8' 5" (5.64m x 2.57m)

Gas meter, consumer unit and electric meter being housed in this good-sized garage with the central heating boiler too. Up and over door, concrete flooring and UPVC double glazed window and door to the rear.





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# **Marfords Avenue, Wirral**

- Council Tax Band D
- Three-bedroom semi-detached family home in the heart of Bromborough
- Ideal catchment area for Primary Schools & Nurseries
- In easy reach of transport links, via road, bus and train
- Local food and drink hot spots and plenty other amenities in walking distance

Tenure: Freehold EPC Rating: D



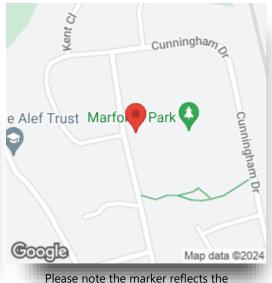
£335,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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 misstalement. A party









postcode not the actual property

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Property Ref: BEB110110 - 0004 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.

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0151 644 8666



Bebington@jonesandchapman.co.uk



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



jonesandchapman.co.uk

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.