



St. Johns Road, Wirral, CH62 0BP

welcome to

St. Johns Road, Wirral

Jones and Chapman are delighted to bring this three-bedroom semi-detached family home in the heart of Eastham to the open market. The ideal catchment area for local schools nearby, including Heygarth Primary School, Brookhurst Primary School, Raeburn Primary Schools and South Wirral High School.



Property Description

Jones and Chapman are delighted to bring this three-bedroom semi-detached family home in the heart of Eastham to the open market. The ideal catchment area for local schools nearby, including Heygarth Primary School, Brookhurst Primary School, Raeburn Primary Schools and South Wirral High School. St Johns Road is close to a number of transport links via road, bus, train and Motorway Links for Liverpool and Chester. There is plenty food and drink hot spots in walking distance and many other amenities too.

This property consists of: A welcoming entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms, family bathroom, attic and rear garden.

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

Entrance Hall

As you enter the property you are greeted with linoleum flooring, wooden feature panels, a double radiator and a sliding door to the dining room and lounge.

Lounge

11' 8" x 13' 5" (3.56m x 4.09m)

As you continue to the lounge, it offers carpet flooring throughout, a UPVC double glazed bay window to the front with fitted blinds and a double radiator.

Dining Room

11' 7" x 18' 3" (3.53m x 5.56m)

As you move from the lounge, you enter a spacious dining room with carpet flooring throughout, UPVC sliding doors leading into the conservatory and a useful understairs cupboard. Characterful brick built fireplace, a wooden window to the side and a double radiator.

Kitchen

12' 5" x 7' 7" (3.78m x 2.31m)

This spacious kitchen offers a range of blue wooden wall, base and drawer units, butchers block effect worktops and a four-ring gas hob. Integrated electric oven, one and a half stainless steel sink drainer. UPVC double glazed window to the rear, two sky lights and feature beams. Worcester central heating boiler. linoleum flooring throughout and stainless-steel cylinder cooker hood. Plenty of space for other appliances and door leading to a bright and airy conservatory.

Conservatory

16' 1" x 9' 1" (4.90m x 2.77m)

Dwarf wooden walls, wooden effect flooring and a door leading to the garden. UPVC double glazed sliding door to dining room and a pet friendly cat flap.

Landing

The first floor offers a wooden staircase with a wooden slat banister, a UPVC double glazed window to the side and a second staircase leading to the second floor.

Bedroom One

13' 1" x 11' 2" (3.99m x 3.40m)

You enter a spacious bedroom with a UPVC double glazed bay window to the front of the property, with a window seat ideal for storage, double radiator and wooden effect floorboards.

Bedroom Two

12' 8" x 9' 9" (3.86m x 2.97m)

This second bedroom offers a UPVC double glazed window to the rear, a single radiator, fitted wardrobes ideal for storage, carpet flooring throughout and picture rail.

Bedroom Three

7' 6" x 6' 7" (2.29m x 2.01m)

This third bedroom is used as an office, UPVC double glazed to the front with fitted blinds, wooden effect flooring and radiator.

Family Bathroom

6' 5" x 7' 2" (1.96m x 2.18m)

Your ideal bathroom with a relaxing corner bath for those quiet evenings with chrome mixer taps and Triton shower above. Double radiator, two windows to the rear and pedestal wash hand basin. Low level dual flush WC, linoleum flooring throughout, spot lights and tiled walls.

Second Floor Landing

This unexpected second floor landing comes with carpet flooring throughout, a spindle banister, wooden cladding to ceiling and walls and a window to the side.

Attic

Eaves storage, wooden panelling to walls and ceiling. Skylight window to the rear and feature brick fireplace. No floor coverings and window to the landing.

Outside Rear Garden

This ideal rear garden comes with two wooden sheds, one includes electric points ideal for a hot tub for those summer nights. Large, decked areas, easy manageable garden with a pond, flagged area and fully enclosed. Mature trees, gas meter, outdoor tap and gated to side.



view this property online jonesandchapman.co.uk/Property/BEB110129



welcome to

St. Johns Road, Wirral

- Three bedroom semi-detached family home in the heart of Eastham
- Several Primary & Secondary Schools Nearby
- Plenty of food & drink hot spots and plenty other amenities in walking distance
- In easy reach of transport links via road, bus, train and Motorway Links
- A welcoming entrance hall, dining room & kitchen

Tenure: Freehold EPC Rating: D

£230,000



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



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/BEB110129](https://www.jonesandchapman.co.uk/Property/BEB110129)



Property Ref:
BEB110129 - 0008

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



0151 644 8666



Bebington@jonesandchapman.co.uk



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



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)