



**Arnot Way, Wirral CH63 8LP**

**welcome to**

**Arnot Way, Wirral**

Three bedroom semi detached house which consists of two reception rooms, kitchen, bathroom and separate toilet, off road parking, detached garage and gardens front and rear in the very popular area of Bebington. The property would benefit from modernising throughout.



## Disclaimer

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

## Agents Note

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

## Property Description

Three-bedroom semi-detached house sold with NO ONWARD CHAIN in need of modernising throughout consists of two reception rooms, kitchen, bathroom and separate toilet, off road parking, detached garage and gardens front and rear. Arnot Way is situated close to many amenities such as shops, schools ( primary, secondary and grammar schools), transport links - road, train and bus.

## Entrance Hall

UPVC double glazed window to the side, double radiator, cloak cupboard housing the electric meter and room to hang coats, understairs cupboard housing gas meter, doors leading to lounge, dining room and kitchen.

## Lounge

11' 4" x 13' 9" (3.45m x 4.19m )

UPVC double glazed window and single door overlooking the rear garden, fireplace, double radiator, and picture rail

## Dining Room

13' 8" x 13' 3" (4.17m x 4.04m )

Parque flooring throughout, wooden bay window to front elevation, art deco style fireplace, double radiator.

## Kitchen

12' 10" x 7' 7" (3.91m x 2.31m)

Pantry cupboard under the stairs, wooden door leading to the side of the property, a few wall and base units with cream work surfaces, stainless steel drainer sink, ideal boiler, UPVC double glazed window to the rear.

## First Floor Landing

Wooden and carpeted staircase with a UPVC double glazed window to the side and loft hatch

## Bedroom One

14' 9" x 11' 4" (4.50m x 3.45m)

Wooden bay window to front elevation, carpet flooring and double radiator.

## Bedroom Two

13' 1" x 11' 4" (3.99m x 3.45m)

UPVC double glazed window to the rear, carpet flooring, picture rail and art deco style fireplace

## Bedroom Three

7' x 9' 4" ( 2.13m x 2.84m )

Wooden window to front elevation, carpet flooring and picture rail

## Family Bathroom

Two piece suite consisting of bath with chrome mixer taps and shower attachment, pedestal wash hand basin, UPVC double glazed window to the side, Airing cupboard with shelving and double radiator.

## Separate Toilet

Wooden window to the side, low level WC.

## Outside



**view this property online** [jonesandchapman.co.uk/Property/BEB110164](http://jonesandchapman.co.uk/Property/BEB110164)



**welcome to**

## **Arnot Way, Wirral**

- Three bedroom semi detached sold with no onward Chain
- Two reception rooms, kitchen, bathroom and separate toilet
- Off road parking, detached garage , front and rear gardens
- Close to many amenities
- Ideal to put your own stamp on

Tenure: Freehold EPC Rating: D

# £170,000

**view this property online** [jonesandchapman.co.uk/Property/BEB110164](https://jonesandchapman.co.uk/Property/BEB110164)



Property Ref:  
BEB110164 - 0005

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.



Please note the marker reflects the postcode not the actual property

  
jones & chapman



**0151 644 8666**



[Bebington@jonesandchapman.co.uk](mailto:Bebington@jonesandchapman.co.uk)



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



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