



Cranford Close, Wirral, CH62 9DH

welcome to

Cranford Close, Wirral

Jones and Chapman would like to bring this three bedroom semi-detached family home in the heart of Eastham to the market. This property is in a great catchment area for Primary and Secondary Schools. Cranford Close is in easy reach of transport links via road, bus and train.



Property Description

Jones and Chapman would like to bring this three bedroom semi-detached family home in the heart of Eastham to the market. This property is in a great catchment area for Primary and Secondary Schools. Cranford Close is in easy reach of transport links via road, bus and train. There are a range of food and drink hot spots and plenty other amenities in walking distance.

This property consists of: Entrance Porch, Entrance Hall, a spacious lounge, Dining Room, kitchen, utility room, downstairs shower and toilet, three bedrooms, family bathroom, garage and rear garden.

Call us today to book your viewing!

Entrance Porch.

Large windows, tiled flooring, and wooden internal door to hall.

Entrance Hall

Electric meter, double radiator, and carpet flooring throughout.

Cloakroom

Low level dual flush WC, wall mounted wash hand basin, tiled flooring and UPVC double glazed window to the rear.

Lounge

18' 2" x 11' 2" (5.54m x 3.40m)

UPVC double glazed window to the front, carpet flooring throughout, inset in wall for fire, two double radiators and picture rail.

Dining Room

10' 6" x 13' 1" (3.20m x 3.99m)

Carpet flooring throughout, wooden double door to garden.

Kitchen

21' 2" x 8' 3" (6.45m x 2.51m)

Range of wooden wall, base and drawer units and black worktops. Neff double oven, four ring hob and

cylinder hood. Wooden flooring throughout, Two understairs storage cupboards, one of which houses meters. UPVC double glazed window to the rear, and wooden door to utility room

Utility Room

7' 1" x 6' 8" (2.16m x 2.03m)

Tiled flooring, window and door to the rear, shower cubicle, single radiator and door to downstairs WC.

Landing

Carpet staircase, spindle bannister, UPVC double glazed window to the side and cupboard housing water meter.

Bedroom One

13' 5" x 11' 9" (4.09m x 3.58m)

Fitted wardrobes and over bed cupboards ideal for storage. Dressing table, single radiator and UPVC double glazed bay window to the front.

Bedroom Two

9' 6" x 11' 2" (2.90m x 3.40m)

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

Bedroom Three

8' 3" x 8' 4" (2.51m x 2.54m)

UPVC double glazed window to the front, fitted cupboard, part board loft with hatch and lighting.

Family Bathroom

8' 4" x 4' 8" (2.54m x 1.42m)

Shower cubicle, low level dual flush WC, wash hand basin in vanity unit, fully tiled, two UPVC double glazed windows to the rear and side.

Garage

18' 4" x 9' 10" (5.59m x 3.00m)

Up and over door, double glazed windows, double radiator, concrete floor flooring, ceiling light, space for utilities, housing for boiler and fire door.



view this property online jonesandchapman.co.uk/Property/BEB110144



welcome to

Cranford Close, Wirral

- Three bedroom semi-detached family home in the heart of Eastham
- A great catchment area for Primary and Secondary Schools.
- Easy reach of transport links via road, bus and train
- A range of food and drink hot spots and plenty other amenities in walking distance.
- Entrance Porch, Entrance Hall, a spacious lounge, Dining Room, & kitchen

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.focalagent.com

£220 000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/BEB110144



Property Ref:
BEB110144 - 0012

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.

jones & chapman



0151 644 8666



Bebington@jonesandchapman.co.uk



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



jonesandchapman.co.uk