



**Buckingham Avenue, Wirral CH63 8RB**

**welcome to**

**Buckingham Avenue, Wirral**

Jones and Chapman would like to bring this four-bedroom detached family home situated in the highly sought area of Bebington to the market. This property is in the ideal catchment area for a number of Primary, Junior and Secondary Schools and Wirral Met College a short drive away.



## Property Description

Jones and Chapman would like to bring this four bedroom detached family home situated in the highly sought area of Bebington to the market. This property is in the ideal catchment area for a number of Primary, Junior and Secondary Schools, Grammar Schools and Wirral Met College a short drive away. Buckingham Avenue is in easy reach of transport links via road, bus and train links for Liverpool and Chester. Bebington offers a number of food and drink hot spots and plenty other amenities in walking distance.

This property consists of: Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Conservatory, Four Bedrooms, Family Bathroom, Front and Rear Garden and Detached Garage.

Book your viewing today.

### Entrance Hall

UPVC double glazed door to hallway, carpet flooring and double radiator.

### Cloakroom

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

### Lounge

12' 2" x 20' 7" (3.71m x 6.27m)

Double radiator, gas fire on marble hearth and wooden surround. Large UPVC double glazed window to the front with also a smaller window to the front with fitted blinds. UPVC double glazed window to the side, understairs cupboard housing gas meter and Worcester Central Heating boiler.

### Dining Room

11' 3" x 15' 9" (3.43m x 4.80m)

Aluminium framed patio doors to the rear garden with fitted blinds, electric fire and carpet flooring throughout.

### Kitchen

8' 6" x 8' 8" (2.59m x 2.64m)

A range of wooden wall, base and drawer units, butchers block effect worktops and one and a half stainless steel drainer. Integrated fridge and dishwasher. Cylinder cooker hood, single Neff oven, tiled flooring and opening to conservatory.

### Conservatory

7' 2" x 9' (2.18m x 2.74m)

Tiled flooring throughout, dwarf walls, UPVC double glazed French doors to garden.

### Landing

Spindle wooden bannister, carpet staircase, UPVC double glazed window to the side, insulated loft with single lighting and loft hatch.

### Bedroom One

11' 8" x 11' 8" into wardrobes (3.56m x 3.56m into wardrobes)

Sliding mirrored wardrobes, single radiator, carpet flooring throughout, UPVC double glazed window to the front with fitted blinds.

### Bedroom Two

9' 6" x 8' 1" (2.90m x 2.46m)

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

### Bedroom Three

8' x 8' 1" (2.44m x 2.46m)

UPVC double glazed window to the rear, double radiator, laminate flooring throughout and fitted cupboard.

### Bedroom Four

11' 8" x 8' 5" (3.56m x 2.57m)

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

### Family Bathroom

7' 5" x 5' 4" (2.26m x 1.63m)

Low level dual flush WC, pedestal wash hand basin and tiling. Panel bath with chrome taps, shower above and glass screen. Chrome ladder style radiator and UPVC double glazed window to the side.

### Outside

#### Front Garden

Long blocked paved driveway leading to detached garage, lawned area and mature shrubs.

#### Rear Garden

Gate to side access of property, flagged patio and garden at rear. Wooden shed, mature trees and shrubs. Electric box at the side of the property.

### Detached Garage

Single detached garage with electric points.



**view this property online** [jonesandchapman.co.uk/Property/BEB110162](https://www.jonesandchapman.co.uk/Property/BEB110162)



## welcome to Buckingham Avenue, Wirral

- Four bedroom detached family home situated in the highly sought area of Bebington
- Ideal catchment area for a number of Primary, Junior, Secondary Schools, Grammar schools and Wirral Met College
- In easy reach of transport links via road, bus and train links for Liverpool and Chester.
- Food and drink hot spots and plenty other amenities in walking distance.
- Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Conservatory

Council Tax Band: D Tenure: Freehold EPC Rating: C



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.focagent.com

# £315,000



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/BEB110162](https://www.jonesandchapman.co.uk/Property/BEB110162)



Property Ref:  
BEB110162 - 0007

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



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



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