



Shorebank, Wirral CH62 1DB

welcome to

Shorebank, Wirral

Jones and Chapman are delighted to bring this four bedroom semi-detached family home in the heart of New Ferry to the market. This property is situated with beautiful views over The River Mersey.



Property Description

Jones and Chapman are delighted to bring this four-bedroom semi-detached family home in the heart of New Ferry to the market. This property is situated with beautiful views over The River Mersey. This property is in the ideal catchment area for Saint John's Catholic Junior School, St John Plessington and Wirral Met. Transport links in easy reach with Port Sunlight River Park in driving distance and close to the A41. Food and drink hot spots and plenty of other amenities are in easy walking distance.

This property consists of: Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen and Utility Room. Four Bedrooms, Ensuite and Separate Family Bathroom. Rear Garden

To register your interest and to book your viewing, please don't hesitate to contact the Bebington Office.

Entrance Hall

Entrance hall with fitted unit housing the electric meter and consumer unit above, laminate flooring, single radiator, combi boiler under the stairs, doors leading to lounge and dining room/ sitting room.

Lounge

11' 1" x 12' 6" (3.38m x 3.81m)

UPVC double glazed window to the front with fitted blinds, multi fuel log burner sat on a stone hearth and surround, carpet flooring throughout.

Dining Room / Sitting Room

11' x 20' 4" (3.35m x 6.20m)

Lovely spacious family space utilised as sitting room and dining room opening to the kitchen, Tiled flooring throughout, panelling to one feature wall, double radiator. Dining area has UPVC double glazed French doors opening to the rear garden and Double radiator.

Kitchen

7' 4" x 9' 3" (2.24m x 2.82m)

Range of cream wall, base and drawer units with complementary work surfaces, stainless steel drainer

sink, single oven, integrated microwave, integrated fridge, integrated washing machine, 4 ring gas hob, extractor hood and two skylights.

Utility Room

6' x 6' 6" (1.83m x 1.98m)

Stainless steel drainer sink, space for appliances, tiled flooring, UPVC double glazed window to side elevation.

Downstairs Wc

Low level dual flush WC, small wash hand basin and tiled flooring.

First Floor Landing

First floor landing has a carpet staircase with a spindle bannister, UPVC double glazed window to the side. Staircase leading to the second-floor accommodation.

Bedroom One

13' 1" x 9' (3.99m x 2.74m)

Good sized bedroom with UPVC double glazed window to the front, carpet flooring, fitted sliding mirrored wardrobes.

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.90m)

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

Bedroom Three

7' 1" x 5' 4" (2.16m x 1.63m)

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

Bedroom Four

16' 4" x 10' 4" (4.98m x 3.15m)

The fourth bedroom is positioned on the second floor, spacious bedroom with a double radiator, inset spotlights, UPVC double glazed window to the rear, door opening to ensuite wetroom.

Ensuite

4' 8" x 5' 4" (1.42m x 1.63m)

Ensuite to bedroom four hosts a wet room walk in shower, pedestal wash hand basin, low level WC, extractor fan, UPVC double glazed window to the rear.

Bathroom

Three-piece bathroom suite with P- shaped bath with a chrome shower above and glass screen, wash hand basin and WC fitted in vanity unit, UPVC double glazed window to side elevation, chrome ladder style radiator, fully tiled walls and flooring.

Outside

At the front of the property is hosts off road parking with amazing views over the grass area and views over the River Mersey. To the rear the large garden is mainly laid to lawn, block paved seating area, decked area, fully fenced borders, wooden shed, mature shrubs and an outdoor tap



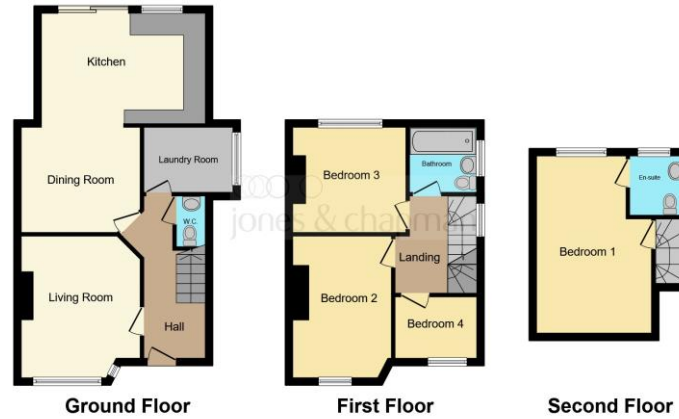
view this property online jonesandchapman.co.uk/Property/BEB110281



welcome to Shorebank, Wirral

- Four bedroom semi-detached family home in the heart of New Ferry with beautiful views over The River Mersey.
- Ideal catchment area for Saint Johns Catholic Junior School, St John Plessington and Wirral Met
- Cul-De-Sac location
- Transport links in easy reach & close to the A41
- Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen and Utility Room

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

£210,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/BEB110281](https://www.jonesandchapman.co.uk/Property/BEB110281)



Property Ref:
BEB110281 - 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.

 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)