



**Priory Close, Wirral, CH63 3EG**

**welcome to**

## **Priory Close, Wirral**

Jones and Chapman are delighted to bring this three bedroom semi-detached family home in the heart of Bebington to the market. This property is located within distance of Brackenwood Infant School, Wirral Grammar School for Girls, Stanton Road Primary School and Poulton Lancelyn Primary School.



### Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

### Property Description

Jones and Chapman are delighted to bring this three-bedroom semi-detached family home in the heart of Bebington to the market. This property is located within distance of Brackenwood Infant School, Wirral Grammar School for Girls, Stanton Road Primary School, and Poulton Lancelyn Primary School. You can find Unilever only a short drive away, along with plenty of food and drink hot spots, cafes and other amenities in walking distance. Bebington offers a number of transport links via road, bus and regular trains from Port Sunlight for Liverpool and Chester.

This property consists of: Entrance Porch, Entrance Hall, Downstairs WC, Living Room, Kitchen Room, Three Bedrooms, Family Bathroom, Front and Rear Garden.

To register your interest and to book your viewing, please contact the Bebington office today!

### Entrance Porch

Open porch with tiled flooring, courtesy light and part slated entrance door leading to entrance hall.

### Entrance Hall

Gas central heating radiator, doors leading to living room, dining room, kitchen and downstairs WC. Double glazed window to the side.

### Downstairs Wc

Double glazed window to the side, low level dual flush WC, hand wash basin and stainless steel ladder style radiator.

### Lounge

UPVC double glazed patio doors leading to the rear garden, gas central heating radiator, carpet flooring and picture rail.

### Dining Room

UPVC double glazed bay window to the front, gas central heating radiator, gas fire in wooden fire surround and carpet flooring.

### Breakfast Kitchen

UPVC double glazed bay window to the side and further UPVC double glazed windows to the rear. Matching range of wall, base and drawer units fitted with stainless steel handles and complimentary work surfaces. Stainless steel twin drainer sink, electric hob with extractor above oven to the side. Space for fridge freezer, plumbing space for dishwasher and washing machine. Quality kardean flooring and part external door to the side.

### Landing

Staircase leading to first floor with a little double-glazed window to the side fitted with secondary glazing, picture rail and doors leading to all rooms.

### Bedroom One

UPVC double glazed bay window to the front, central heating radiator, picture rail on fitted sliding wardrobes.

### Bedroom Two

UPVC double glazed windows to the rear, central heating radiator, picture rail and sliding wardrobes.

### Bedroom Three

UPVC double glazed bay window to the front, gas central heating radiator and picture rail.

### Family Bathroom

Double glazed window to the side with fitted secondary glazing, wash hand basin, panel bath with shower above with attached shower curtain. Stainless steel ladder style radiator, tiled walls and picture rail.

### Outside

#### Front Garden

Paved driveway leading to side of property, space for a vehicle and garage sitting at the rear of the property.

#### Rear Garden

Patio at rear extending from the dining room patio doors, lawn area with a raised border.



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## welcome to Priory Close, Wirral

- Three bedroom semi-detached family home in the heart of Bebington
- In excellent catchment area for Infant, Primary and Secondary Schools
- Plenty of food and drink hotspots including other amenities in walking distance
- In easy reach of transport links via road, bus and train lines
- Entrance Porch, Entrance Hall, Living Room. Downstairs WC & Kitchen

Tenure: Freehold EPC Rating: Awaited



# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEB109758 - 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**



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