



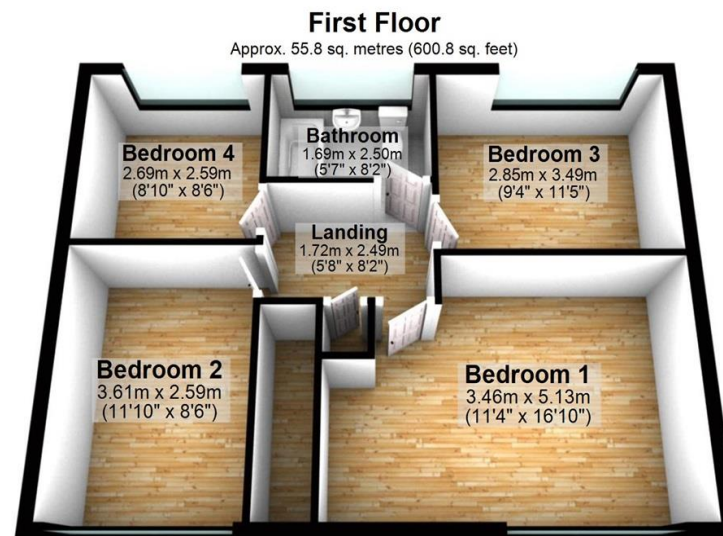
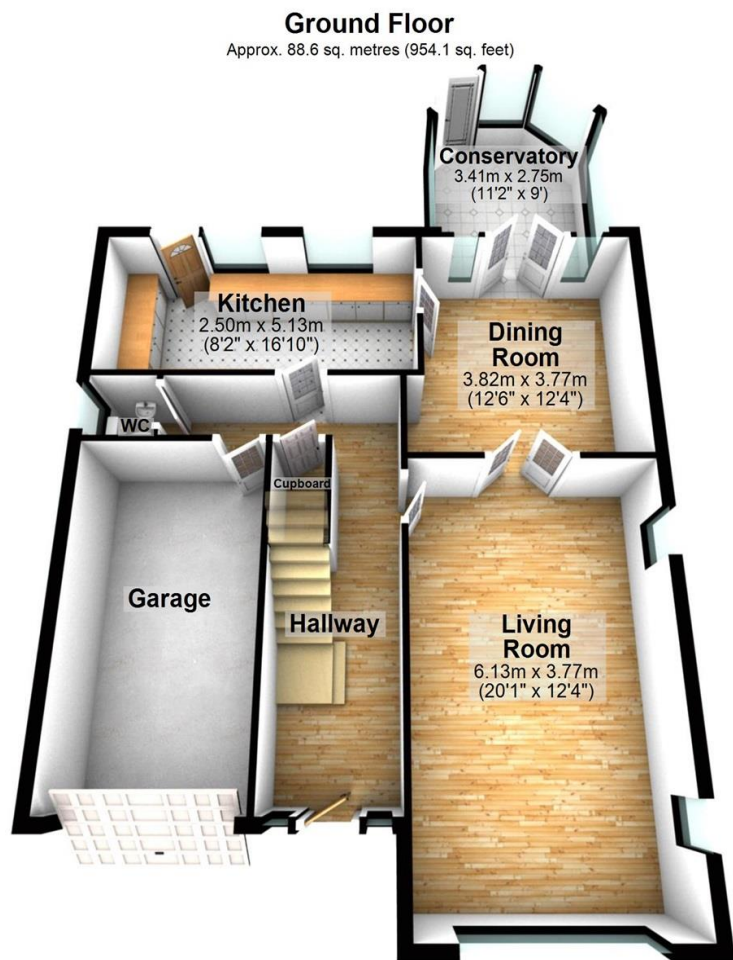
Arderne Close, Wirral CH63 9AB

welcome to

Arderne Close, Wirral

Jones and Chapman are delighted to bring this four bedroom detached family home, set in the heart of Spital to the open market. Arderne Close is located within a quiet Cul-de-sac situated within an excellent catchment area for Stanton Road Primary School and Poulton Lancelyn Primary School.





Total area: approx. 144.5 sq. metres (1554.9 sq. feet)

Entrance Hall

Downstairs Wc

Lounge

20' 1" x 12' 4" (6.12m x 3.76m)

Dining Room

12' 6" x 12' 4" (3.81m x 3.76m)

Kitchen

16' 10" x 8' 2" (5.13m x 2.49m)

Conservatory

Landing

Bedroom One

16' 10" x 11' 4" (5.13m x 3.45m)

Bedroom Two

11' 10" x 8' 6" (3.61m x 2.59m)

Bedroom Three

11' 5" x 9' 4" (3.48m x 2.84m)

Bedroom Four

8' 10" x 8' 6" (2.69m x 2.59m)

Family Bathroom

welcome to Arderne Close, Wirral

- Modern 4 double Bed Detached in a Cul-de-sac location
- Excellent catchment area for Stanton Road Primary School and Poulton Lancelyn Primary School.
- Good transport links nearby via road and rail including regular services from Spital Station for Liverpool and Chester.
- Food and drink hot spots in easy reach and plenty of other amenities in walking distance.
- Entrance Hall, Living Room, Fully Fitted Kitchen, Dining Room, Conservatory, Downstairs WC

Tenure: Freehold EPC Rating: D

£415,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/BEB110320



Property Ref:
BEB110320 - 0011

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.


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