



**Scythia Close, Wirral, CH62 1HH**

**welcome to**

## **Scythia Close, Wirral**

This four-bedroom semi-detached house is a must see! Boasting a two-storey side extension, low maintenance tranquil garden and stunning views of Liverpool's skyline, this is not one to be missed.



## Property Description

A sweeping driveway and manicured grassy lawn lead up to the property. Entering, you're greeted by a hallway, with space for shoes and coats, before heading upstairs or into the living room. Making use of the extension, the living room is a generous size flooded with natural light from the two windows. The living room is carpeted for a cosier feel, while the walkway into the kitchen is supported by durable laminate. The Dining room is to the rear open to the kitchen, with storage under the stairs and double patio doors into the garden. The kitchen offers ample counter and cupboard space for all your culinary needs. A utility offers overflow storage and is plumbed in for washer and dryer. Borrowing space from the utility, the owners have created a ground floor w/c.

Upstairs four well-proportioned bedrooms await, serviced by a chic family bathroom. The main bedroom is equipped with inbuilt wardrobes giving plenty of storage space.

Outside, to the rear, the garden has been transformed into a peaceful haven, the artificial grass and paving stones require little upkeep and gives year-round utility to the garden.

As well as a multi-car driveway and grassy front garden, you have unrivalled views of the Liverpool skyline. View now to enjoy the views on New Years Eve!

## Lounge

13' 9" x 17' 1" ( 4.19m x 5.21m )

## Dining Room

7' 3" x 11' 2" ( 2.21m x 3.40m )

## Kitchen

6' x 10' ( 1.83m x 3.05m )

## Utility Room

8' x 5' 3" ( 2.44m x 1.60m )

## Bedroom One

10' 6" x 10' 6" ( 3.20m x 3.20m )

## Bedroom Two

10' 5" x 5' 4" ( 3.17m x 1.63m )

## Bedroom Three

6' 6" x 9' 5" ( 1.98m x 2.87m )

## Bedroom Four

7' 4" x 6' 11" ( 2.24m x 2.11m )

## Bathroom

10' 3" x 5' 5" ( 3.12m x 1.65m )



***view this property online*** [jonesandchapman.co.uk/Property/BEB110592](https://jonesandchapman.co.uk/Property/BEB110592)



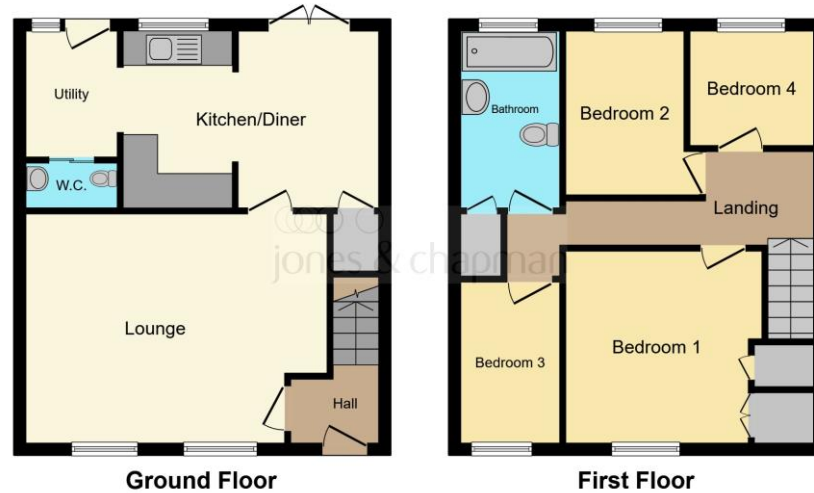
welcome to

## Scythia Close, Wirral

- Four bedroom Semi- detached house
- Two-storey extension to the side
- Immaculate throughout
- Stunning views of the Liverpool skyline
- No onward chain

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

**£230,000**



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



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/BEB110592](https://jonesandchapman.co.uk/Property/BEB110592)



Property Ref:  
BEB110592 - 0003

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



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



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