









welcome to

Eliot Close, Wirral

This three-bedroom family home is a must see! The detached property sits proudly at the end of the cul-de-sac boasting off-street parking, a private rear garden and ensuite to the master bedroom. Situated in a prime locale for amenities, transport links and schools, this ticks every box.













Property Description

Entering the property a hallway, offers space for shoes and coats, with stairs leading to the first floor. To the left is the living room, a bright and airy room, perfect for entertaining. An open arch leads into the dining room. The kitchen is an ample size offering plenty of counter and cupboard space for all your culinary needs. Completing the downstairs accommodation is a storage cupboard under the stairs, accessed via kitchen.

Upstairs three well-proportioned bedrooms, two doubles and a single. The master bedroom benefits from a shower room ensuite. Servicing this floor is the contemporary family bathroom. There is a sizable storage cupboard on the landing.

Externally, to the rear, a private garden laid to lawn accompanied by wooden decking. There is a large shed down the side of the property. The front offers off-road parking via dropped curb.

Lounge

14' 3" x 12' 11" (4.34m x 3.94m)

Kitchen

8' 6" x 9' 11" (2.59m x 3.02m)

Dining Room

7' 6" x 9' 6" (2.29m x 2.90m)

Bedroom 1

12' 4" x 9' 10" (3.76m x 3.00m)

Bedroom 2

9' 4" Maximums x 9' 10" Maximums (2.84m Maximums x 3.00m Maximums)

Bedroom 3

6' 2" x 9' 2" Maximums (1.88m x 2.79m Maximums)





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Eliot Close, Wirral

- Three bedrooms
- **Detached Family home**
- Off-street parking & private garden
- **Ensuite**
- No onward chain

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



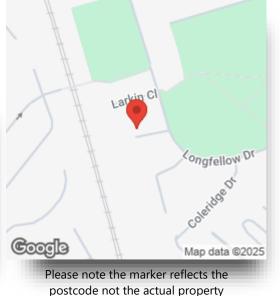
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£235,000









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Property Ref: BEB110627 - 0002 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 quidance 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.

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