



**Eliot Close, Wirral CH62 5JY**



**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: C

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.



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.focallagent.com

# £225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEB110627 - 0003

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