







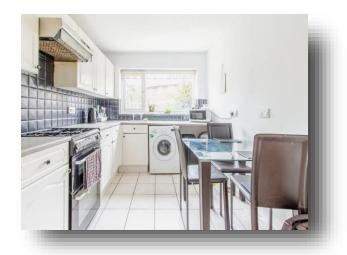


welcome to

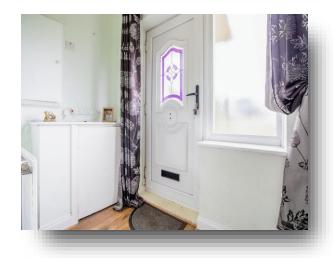
Hoole Road, Wirral

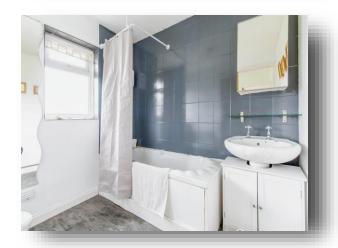
Nothing can dim the light that shines within, and that is certainly the case in this fantastic three bedroom home, you will feel the magic as soon as you step inside and as they say beauty without expression is boring! Don't miss out, View Today













Property Description

Presenting this spacious three bedroom property in a popular residential area for first time buyers and investors, The property comprises of a spacious lounge, kitchen, dining room, and a spacious welcoming entrance hall on the first floor there are two double bedrooms and a single room, and a family bathroom. Externally you will find front and rear gardens with the rear being a great size!

This is located in a lovely cul de sac location on Hoole Road, giving it a peaceful feel and has plenty of parking.

Please call the office now on 0151 677 9473 to arrange your viewing to avoid disappointment

Entrance Hall

Front facing double glazed door

Lounge

12' 6" x 14' 11" (3.81m x 4.55m) Rear facing double glazed patio doors, Central heating radiator, TV point and gas fire

Kitchen

8' 4" x 15' 3" (2.54m x 4.65m)

Fully fitted kitchen with wall and base units, work tops and sink with drainer, gas cooker and cooker hood, plumbing for washing machine, central heating radiator, tiled flooring and rear facing double glazed window

Landing

Rear facing double glazed window

Bedroom One

12' 7" x 11' 4" ($3.84 \, \text{m} \times 3.45 \, \text{m}$) Rear facing double glazed window and central heating radiator

Bedroom Two

Rear facing double glazed window, central heating radiator and TV point

Bedroom Three

9' 7" x 7' 6" (2.92m x 2.29m) Front facing double glazed window and central heating radiator

Bathroom

Bath with shower, WC and wash hand basin, central heating radiator and front facing double glazed window

Front Garden

Gravel pathway, lawn either side and hedge boarders

Rear Garden

Lawn with patio





welcome to

Hoole Road, Wirral

- Three Bedroom Mid Terraced House
- Spacious Lounge
- Kitchen
- Family Bathroom
- Front & Rear Gardens

Tenure: Freehold EPC Rating: C

offers over

£130,000

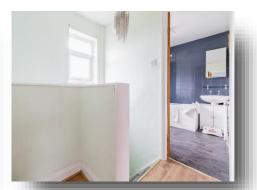




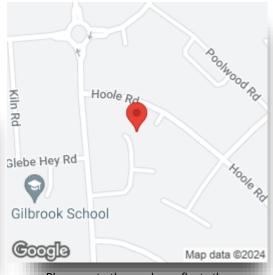
First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/GRE105230



Property Ref: GRE105230 - 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.





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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.