

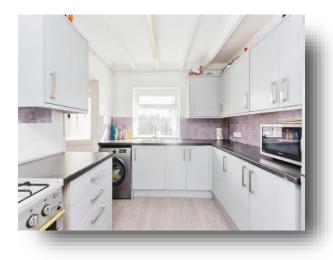
# Home Farm Road, Wirral CH49 5LQ



# welcome to

# Home Farm Road, Wirral

Jones and Chapman are delighted to offer to market this beautifully presented three bedroom terraced property, close to excellent transport links, this property offers comfort, convenience and a practical lifestyle.













#### **Entrance Hall**

Front facing entrance door with access to Lounge and Kitchen/Diner from hallway.

#### Lounge

17' 10" x 12' (5.44m x 3.66m) Wooden floor, fireplace, TV point, double glazing window to the front and window to the rear into the conservatory.

#### Kitchen/diner

16' 9" x 8' 11" (  $5.11m \times 2.72m$  ) Wall and base units, gas cooker, plumbing for washing machine, double glazing windows to the front and rear.

#### Conservatory

Double glazed patio doors to the rear garden.

#### Landing

Double glazing window to the front and entrance doors to all bedrooms and bathroom.

#### **Bedroom One**

12' 4" x 10' 8" (  $3.76m\ x\ 3.25m$  ) Carpeted floor, double glazing window to the rear, built in storage cupboard

## **Bedroom Two**

12' 2" x 11' 3" (  $3.71m\ x\ 3.43m$  ) Carpeted floor, double glazing window to the rear, built in storage cupboard

## **Bedroom Three**

 $8^\prime$  9" x 7'  $\,$  ( 2.67m x 2.13m ) Carpeted floor and double glazing window to the front.

**Bathroom** Tiled walls, bath with overhead shower, WC, wash hand basin, double glazing window to the front

**Front Garden** Astro turf to the front of the house

#### Rear Garden

Astro turf and patio area

#### Bathroom

Tiled walls, bath with overhead shower, WC, wash hand basin, double glazing window to the front

## Outbuilding

Outbuilding with electrics that can be used for storage or other uses. Separate WC and wash hand basin.





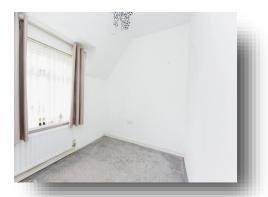
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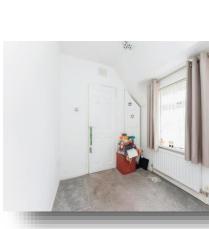
- Mid Terraced House
- Double Glazing / Central Heating
- Close to Excellent Transport Links,
- Three Bedrooms
- Conservatory

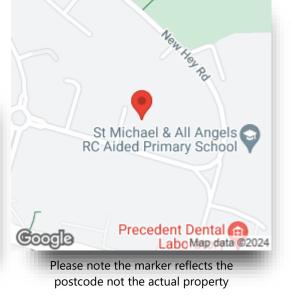
Tenure: Freehold EPC Rating: C

# £140,000









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Property Ref: GRE105434 - 0006 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. jones & chapman



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