









# welcome to

# **Eastway, Greasby Wirral**

Wanting to create your dream family home?

Then look no further, this three bedroom semi-detached property is in need of full renovation and bursting with potential.













#### **Entrance Hallway**

Porch area leading into the carpeted entrance hall. Two windows with side facing aspect.

#### Lounge

13' 8"  $\times$  11' 10" (  $4.17m \times 3.61m$  ) Fireplace, carpeted floor, bay window with front facing aspect

### **Dining Room**

12' 11" x 11' 10" ( 3.94m x 3.61m )

Open archway between dining area and kitchen, wood laminate flooring, patio doors that open into the rear garden.

#### **Kitchen**

20' 9" x 8' 11" ( 6.32m x 2.72m )

Open archway between dining area and kitchen, wood laminate flooring, modern fitted kitchen with wall and base units, gas cooker and hob, extractor fan, plumbing for washing machine, windows to the rear and side and a door to the side.

#### Landing

Carpeted floor, window with side facing aspect

#### **Bedroom One**

12' 11" x 12' ( 3.94m x 3.66m )

Carpeted floor and window with rear facing aspect

#### **Bedroom Two**

14' 3" x 11' 10" ( 4.34m x 3.61m )

Carpeted floor and window with front facing aspect.

#### **Bedroom Three**

8' 7" x 6' 1" ( 2.62m x 1.85m )

Carpeted floor and window to the front.

#### **Bathroom**

Stand up shower cubicle, wash hand basin, WC and window with rear facing aspect

#### **Front Garden**

Walled front garden with shrubs and trees bordering the wall, driveway

#### Rear Garden

Spacious rear garden with lawn area, shrubs and trees

### **Agents Note**

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved'

#### **Externaly**

Detached Garage





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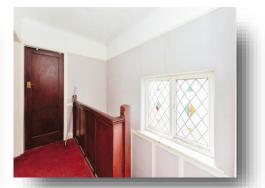
# **Eastway, Greasby Wirral**

- **Ideal Renovation Project**
- Semi Detached
- 3 Bedrooms
- Highly Sought After Location
- No Chain

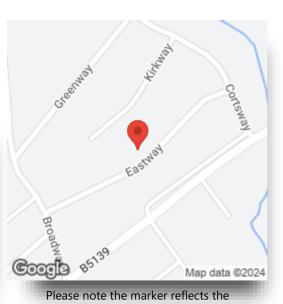
Tenure: Freehold EPC Rating: E

£240,000









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Property Ref: GRE105462 - 0004 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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postcode not the actual property



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