



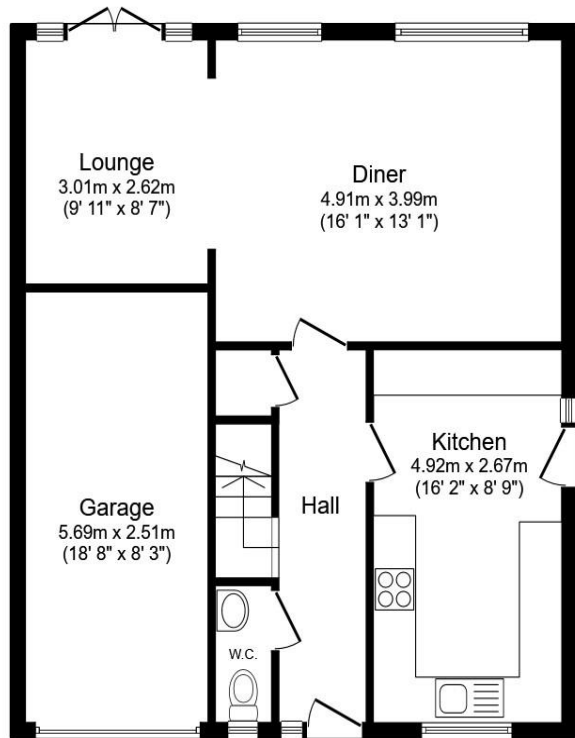
Martin Close, Wirral CH61 0HP

welcome to

Martin Close, Wirral

Jones and Chapman are proud to present this beautiful four-bedroom detached family home in the highly sought after area of Irby within easy access to Dawpool Primary School, Royden Park and Thurstaston Beach.

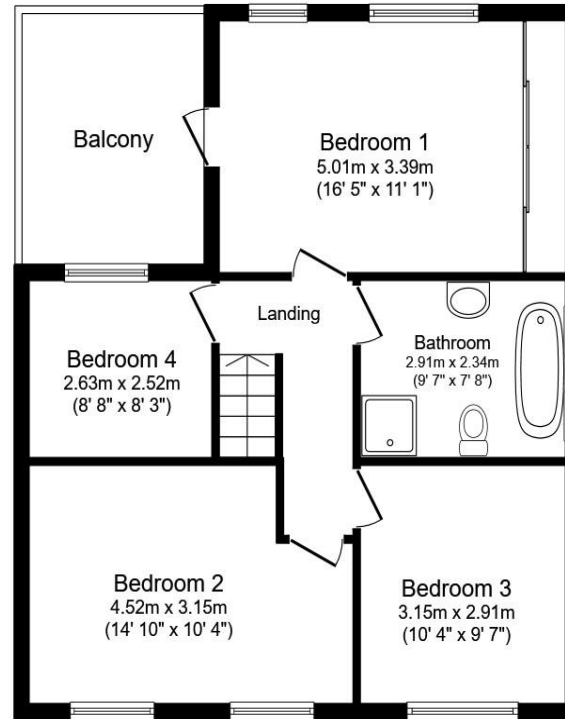




Ground Floor

Total floor area 136.9 m² (1,474 sq.ft.) approx

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). Plan produced for Gibbs Gillespie Lettings Limited. Powered by www.focalagent.com



First Floor



Hallway

Downstairs W.C

Lounge

16' 1" x 11' 5" (4.90m x 3.48m)

Dining Area

9' 2" x 7' 10" (2.79m x 2.39m)

Kitchen

16' 1" x 8' 8" (4.90m x 2.64m)

Bedroom One

16' 2" x 9' 10" (4.93m x 3.00m)

Bedroom Two

14' 8" x 10' 2" (4.47m x 3.10m)

Bedroom Three

9' 11" x 9' 11" (3.02m x 3.02m)

Bedroom Four

8' 8" x 8' 2" (2.64m x 2.49m)

Family Bathroom

9' 10" x 5' 4" (3.00m x 1.63m)

Externally To The Front

Garage

18' 11" x 8' 1" (5.77m x 2.46m)

Externally To The Rear

welcome to

Martin Close, Wirral

- Beautiful Four Bedroom Detached Family Home
- Council Tax Band E
- Excellent School Catchment Area
- Sought After Irby Location
- Stunning Family Bathroom

Tenure: Freehold EPC Rating: D

offers in the region of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/GRE105567



Property Ref:
GRE105567 - 0007

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



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