



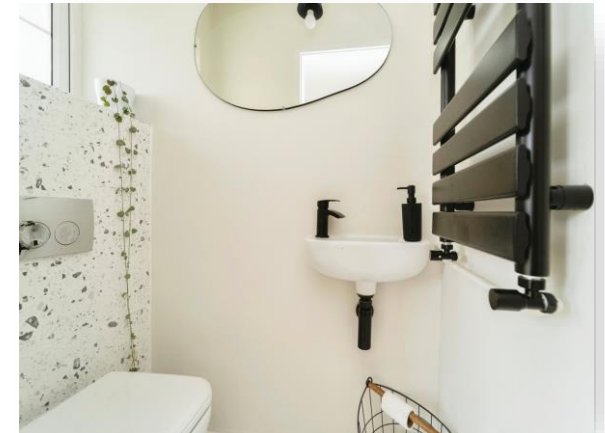
**Martin Close, Wirral CH61 0HP**

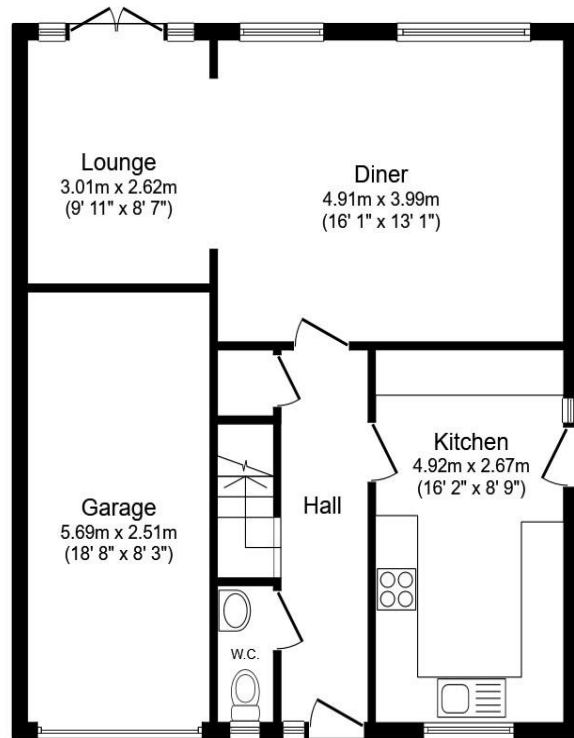


**welcome to**

**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.

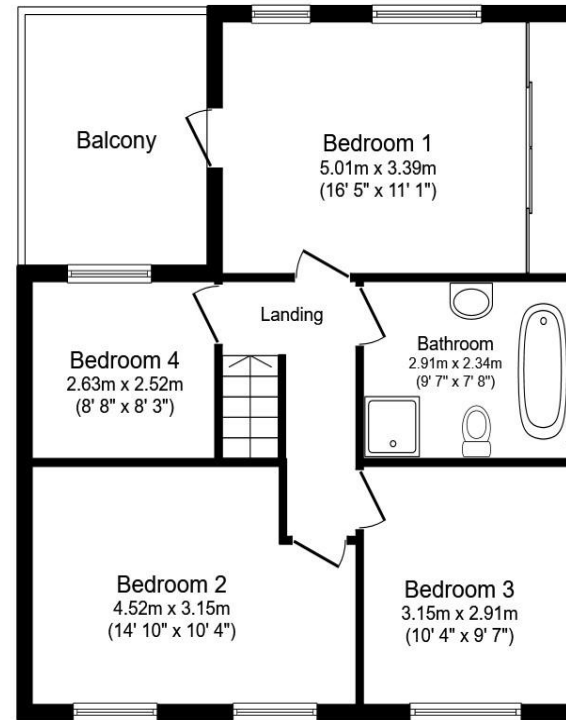




## Ground Floor

Total floor area 136.9 m<sup>2</sup> (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](http://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

- NO ONWARD CHAIN
- Beautiful Four Bedroom Detached Family Home
- Excellent School Catchment Area
- Sought After Irby Location
- Stunning Family Bathroom

Tenure: Freehold EPC Rating: D

offers over

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/GRE105567](https://jonesandchapman.co.uk/Property/GRE105567)



Property Ref:  
GRE105567 - 0008

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 jones & chapman



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