



Molyneux Close, Wirral CH49 0UL

welcome to

Molyneux Close, Wirral

Jones and Chapman are proud to present this beautiful three-bedroom mid terrace family home, deceptively spacious throughout. This fantastic property is close to local amenities, excellent transport links and within the catchment area for many highly sought after schools.



Entance Hall

With stairs leading to the first floor.

Lounge

19' x 11' 8" (5.79m x 3.56m)

With double glazed window overlooking the front and patio doors leading out to the rear garden, carpeted floor, radiator and television connection point.

Kitchen/Diner

13' 1" x 11' 8" (3.99m x 3.56m)

With fitted kitchen, wall base units, complimentary work surfaces, sink and drainer, gas hob, built in electric oven/grill. With central heating boiler, linoleum flooring, radiator, double glazed window to the rear aspect, space for fridge/freezer and plumbing for washing machine.

Downstairs W.C

W.C. vanity wash hand basin, double glazed window to the front aspect.

Bedroom One

13' 5" x 11' 8" (4.09m x 3.56m)

With double glazed window to the front aspect, carpeted floor and radiator.

Bedroom Two

13' x 8' 9" (3.96m x 2.67m)

With double glazed window to the front aspect, wood laminate flooring and radiator.

Bedroom Three

8' 9" x 7' 9" (2.67m x 2.36m)

With double glazed window to the rear aspect, wood laminate flooring and radiator.

Shower Room

5' 9" x 5' 6" (1.75m x 1.68m)

Walk in shower with glass screen. wash basin, tiled floor, towel radiator and double-glazed window to the rear aspect.

Separate W.C

W.C, tiled floor, double glazed window to the rear aspect.

Externally To The Front

Driveway, lawn and steps leading to the front door.

Externally To The Rear

Patio, lawn with well established shrubs.



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welcome to

Molyneux Close, Wirral

- Three Bedroom Mid Terraced House
- Stunning Rear Garden
- Council Tax Band A
- Driveway
- Desirable Location

Tenure: Freehold EPC Rating: C

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE105568 - 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 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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