



Girtrell Close, WIRRAL CH49 4QG

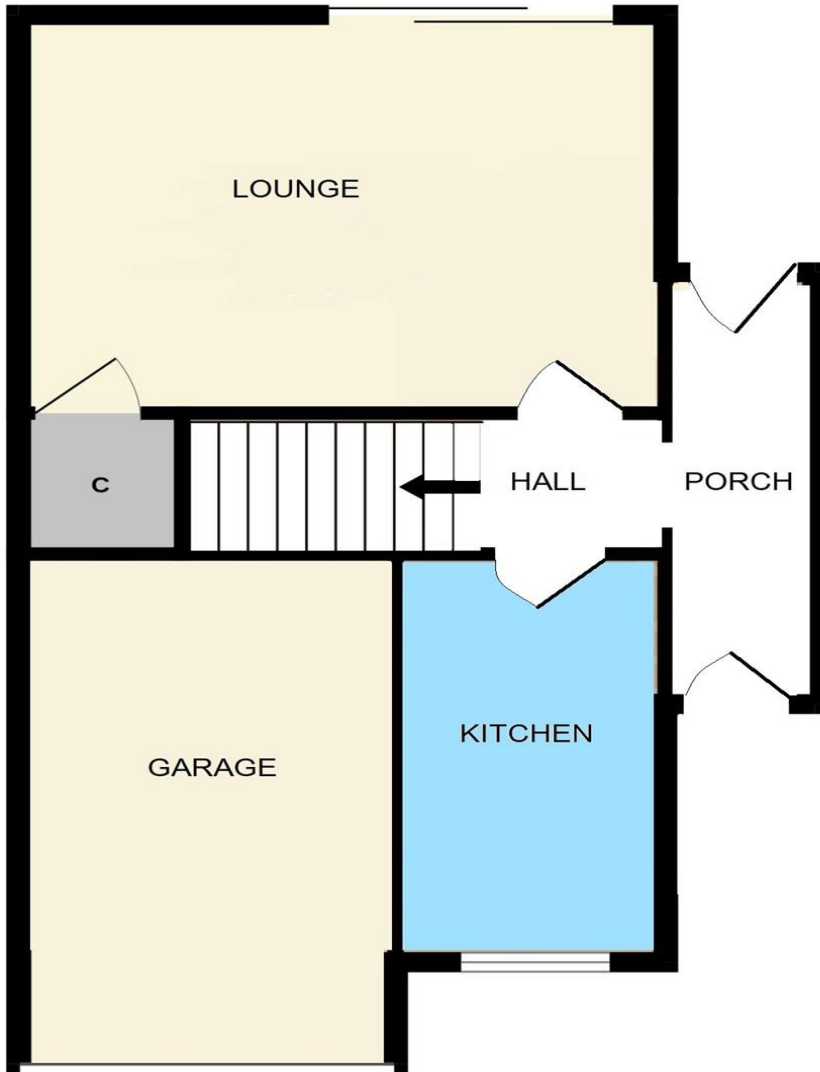
welcome to

Girtrell Close, WIRRAL

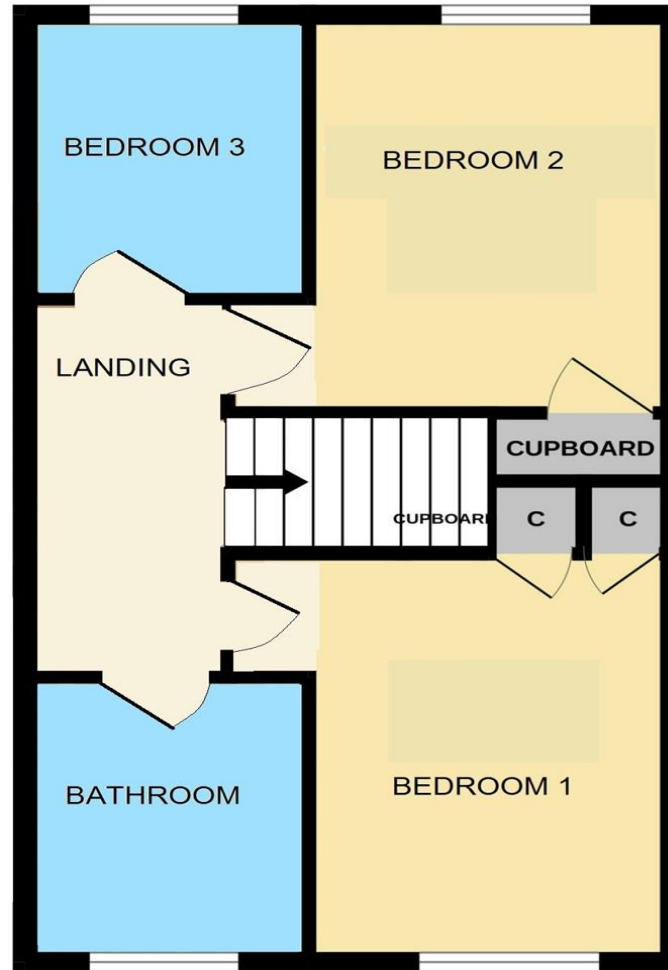
Jones and Chapman are delighted to bring to market this three-bedroom semi-detached property, Girtrell Close is a small cul-de-sac within easy reach to all local amenities, popular schools, excellent transport facilities and a short drive to the M53 Motorway.



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



Porch

Kitchen

11' 4" x 6' 11" (3.45m x 2.11m)

Lounge

15' 3" x 11' 8" (4.65m x 3.56m)

Bedroom One

12' 4" x 8' 10" (3.76m x 2.69m)

Bedroom Two

11' 10" x 8' 10" (3.61m x 2.69m)

Bedroom Three

8' 4" x 6' 2" (2.54m x 1.88m)

Bathroom

8' 4" x 6' 1" (2.54m x 1.85m)

Garage

TOTAL FLOOR AREA : 923 sq.ft. (85.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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welcome to

Girtrell Close, WIRRAL

- Three Bedroom Semi Detached House
- Driveway & Garage
- No Onward Chain
- Double Glazed & Central Heating
-

Tenure: Freehold EPC Rating: B

offers over

£200,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/GRE105591



Property Ref:
GRE105591 - 0009

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



0151 677 9473



Greasby@jonesandchapman.co.uk



142 Greasby Road, Greasby, Merseyside, CH49 3NQ



jonesandchapman.co.uk