



**Girtrell Close, Saughall Massie CH49 4QG**

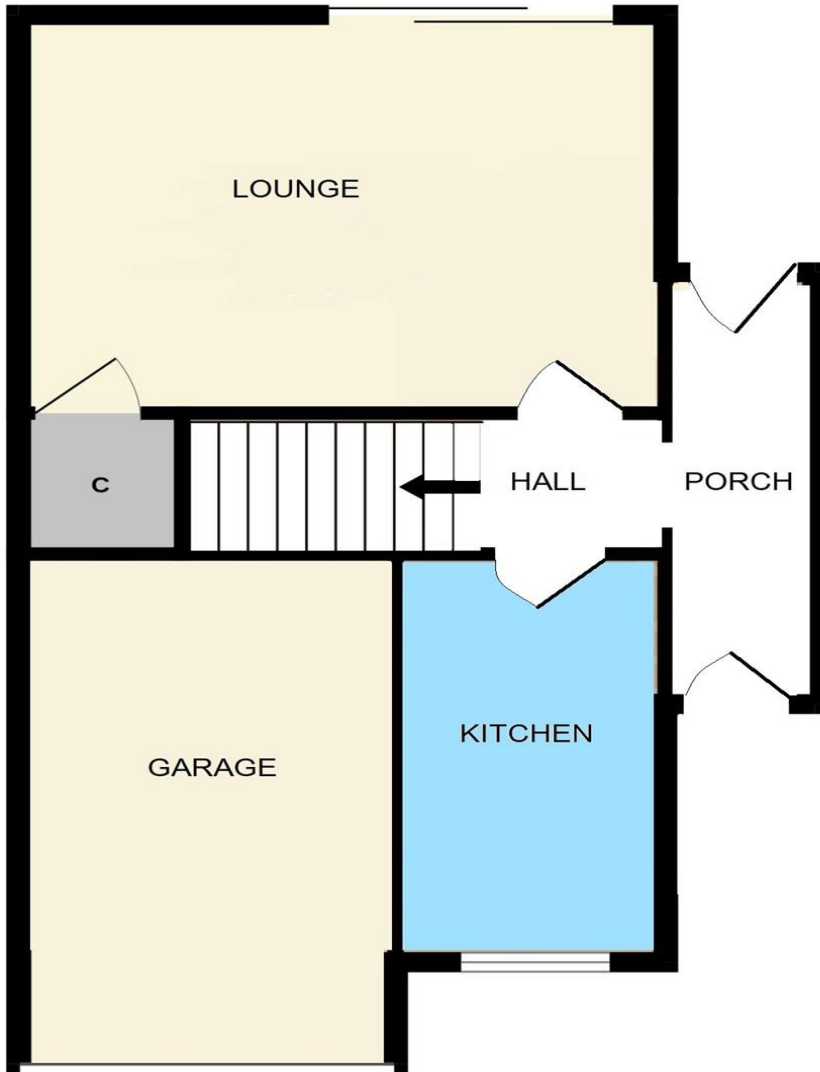
**welcome to**

**Girtrell Close, Saughall Massie**

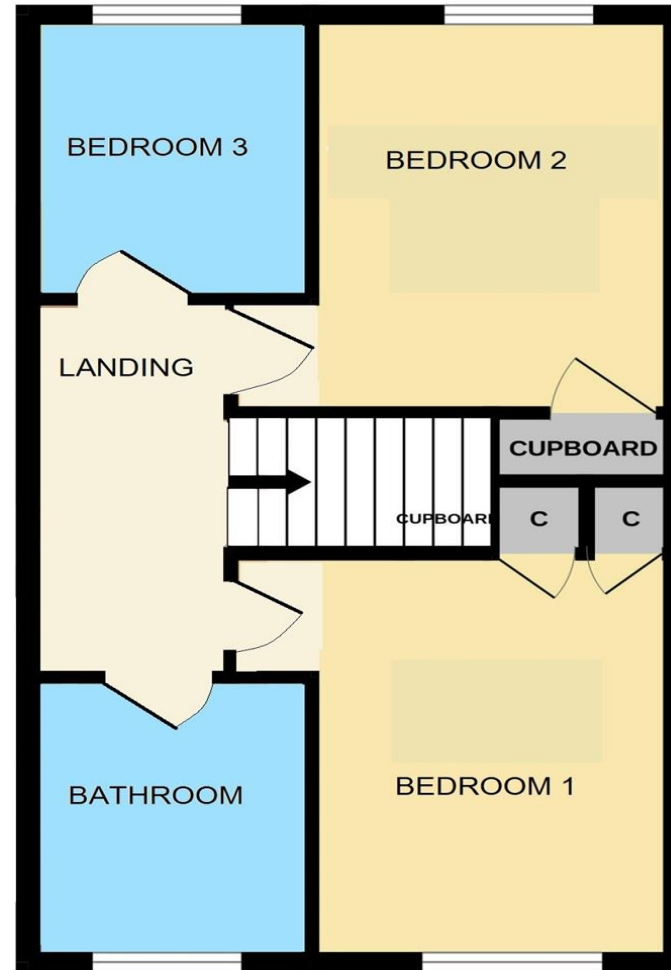
Jones and Chapman are delighted to bring to market this three-bedroom semi-detached property, Girtrell Close is a small cul-de-sac within easy reach to all local amenities, popular schools, excellent transport facilities and a short drive to the M53 Motorway.



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**

**Externally To The Front**

**Externally To The Rear**

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, Saughall Massie

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

Tenure: Freehold EPC Rating: B

offers over

**£195,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/GRE105591](https://jonesandchapman.co.uk/Property/GRE105591)



Property Ref:  
GRE105591 - 0014

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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