



**Brookdale Avenue North, Wirral CH49 2NU**



**welcome to**

**Brookdale Avenue North, Wirral**

Jones and Chapman are proud to present this fabulous three-bedroom semi-detached home, situated in the heart of Greasby.



## Property Description

This beautifully extended semi-detached house offers a perfect blend of sophistication and comfort, upon entering, you are welcomed into a bright and airy hallway with bespoke wood panelling, the front lounge has a bay window and feature fireplace, the property has a stunning open-plan kitchen, lounge and dining area perfect for entertaining with bifold doors leading out to the low maintenance sunny rear garden, thoughtfully landscaped and ideal for relaxing or entertaining. Upstairs, you'll find three bedrooms, with the master bedroom featuring fitted wardrobes and a contemporary ensuite, adding a touch of luxury to your everyday routine completing the upstairs is a stunning modern three-piece family bathroom with a beautiful freestanding bathtub.

Outside, the meticulously low maintenance garden offers a peaceful retreat, this family home is conveniently located close to local amenities and within the catchment area for excellent schools, this home offers both practicality and style in a sought-after location. Don't delay, call today to arrange a viewing.

### Entrance Hall

#### Lounge

13' 3" into recess x 9' 8" (4.04m into recess x 2.95m)

#### Kitchen

17' 9" into recess x 21' 7" (5.41m into recess x 6.58m)

#### Bedroom One

11' 3" x 9' 9" (3.43m x 2.97m)

#### En-Suite

#### Bedroom Two

9' 4" x 11' 8" (2.84m x 3.56m)

#### Bedroom Three

5' 9" x 9' 3" (1.75m x 2.82m)

#### Bathroom



***view this property online*** [jonesandchapman.co.uk/Property/GRE105907](https://jonesandchapman.co.uk/Property/GRE105907)



welcome to

## Brookdale Avenue North, Wirral

- Fabulous Traditional Semi Detached Family Home
- Stunning Open Plan Kitchen / Dining / Living Area
- Excellent Greasby Location
- Catchment Area for Highly Regarded Schools
- Driveway Offering Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C



£325,000

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). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/GRE105907](https://jonesandchapman.co.uk/Property/GRE105907)



Property Ref:  
GRE105907 - 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.

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](https://jonesandchapman.co.uk)