



**31 Abbots Way, West Kirby Wirral CH48 6EH**

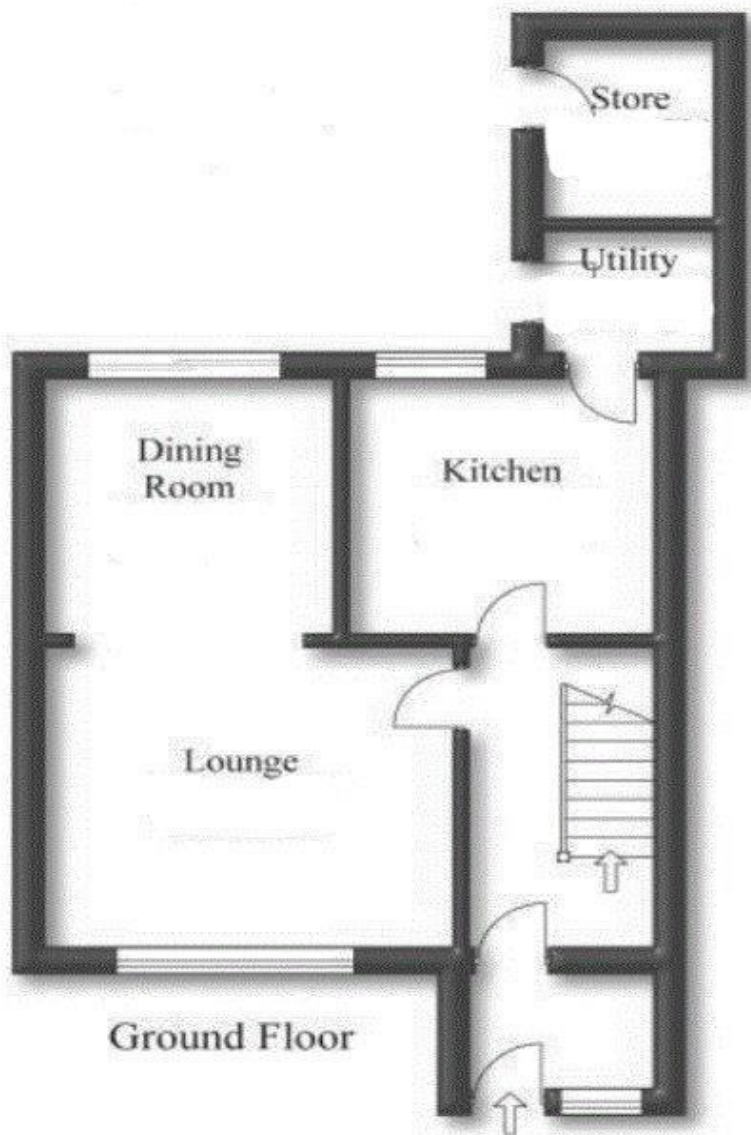


**welcome to**

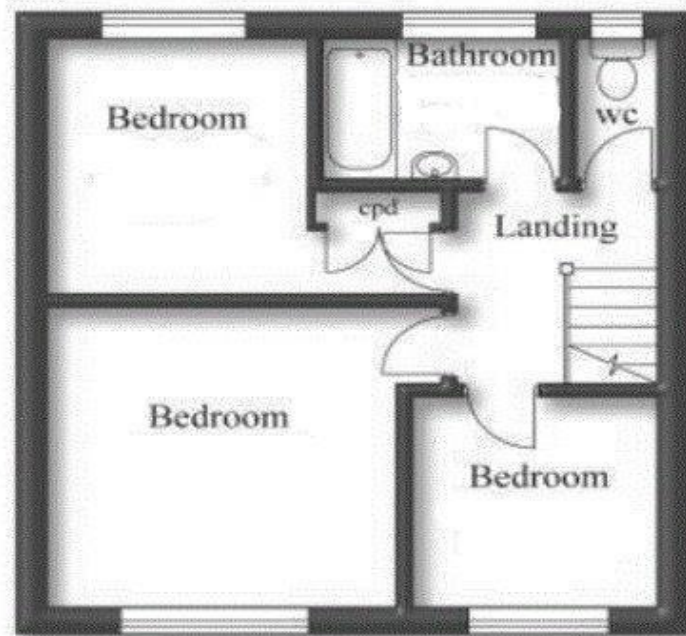
**Abbots Way, West Kirby Wirral**

Jones and Chapman are delighted to present this exceptionally spacious three-bedroom mid-terraced home, ideally situated on Abbots Way in the highly sought-after area of West Kirby.





Ground Floor



First Floor

**Entrance Porch**

**Hallway**

**Lounge**

13' 10" x 11' 10" ( 4.22m x 3.61m )

**Dining Room**

10' 1" x 9' 6" ( 3.07m x 2.90m )

**Kitchen**

**Utility Room**

**Store**

**Bedroom One**

12' 2" x 11' 6" ( 3.71m x 3.51m )

**Bedroom Two**

9' 11" x 8' 10" ( 3.02m x 2.69m )

**Bedroom Three**

8' 3" x 8' 3" ( 2.51m x 2.51m )

**Bathroom**

**Seperate W.C**

**Kitchen**

10' 2" x 9' 11" ( 3.10m x 3.02m )

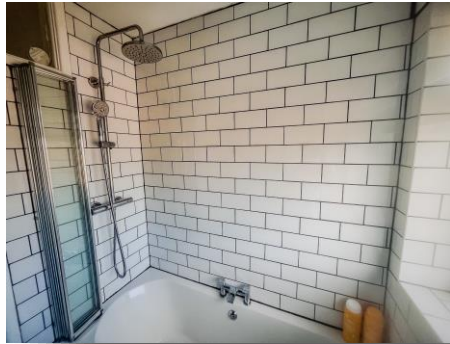
**welcome to**

## **Abbots Way, West Kirby, Wirral**

- Mid Terraced Family Home
- Three Bedroom
- Lounge
- Dining Room
- Spacious Kitchen

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: B

offers over  
**£220,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/GRE105721](https://jonesandchapman.co.uk/Property/GRE105721)



Property Ref:  
GRE105721 - 0002

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**



**0151 677 9473**



[Greasby@jonesandchapman.co.uk](mailto:Greasby@jonesandchapman.co.uk)



142 Greasby Road, Greasby, Merseyside, CH49  
3NQ



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