



**Ferguson Avenue, Wirral CH49 1RP**

**welcome to**

**Ferguson Avenue, Wirral**

An excellent semi detached home in this sought after road is ideal for families looking to be close to Greasby village and schools.



## Property Description

Situated within walking distance of the local shops and schools, this great property is sure to be popular. With a bright external appearance and block paved drive the property has a large entrance hall with a wc located beneath the stairs. The two formal reception rooms provide you with the option for diningroom space or to increase the size of the kitchen should you wish. The kitchen is modern and functional and provides access to the side of the property and the garage.

Upstairs you will find three bedrooms, two doubles and a large 3 bedroom. The bathroom has a seperate wc.

To the outside there is a block paved drive and garden area to the front, garage to the side and a lovely rear garden.

These homes are made for family or downsize living and are in a convenient location to all that Greasby has to offer.

Early viewing on this property is required to avoid being disappointed.

### Entrance Hall

15' 8" x 6' 3" (4.78m x 1.91m)

### Lounge

13' 4" to bay x 12' 10" (4.06m to bay x 3.91m)

### Rear Reception

12' 5" x 12' 9" (3.78m x 3.89m)

### Kitchen

8' 4" x 6' 3" (2.54m x 1.91m)

### Bedroom One

14' to bay x 10' 2" to robes ( 4.27m to bay x 3.10m to robes )

### Bedroom Two

14' to bay x 10' 2" to robes ( 4.27m to bay x 3.10m to robes )

### Bedroom Three

7' 8" x 7' 3" (2.34m x 2.21m)



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Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in the region of  
**£280,000**



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. 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 must rely upon its own inspection(s). Powered by www.focalagent.com



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postcode not the actual property

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Property Ref:  
GRE105853 - 0004

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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)