

Thorns Drive, Greasby, Wirral CH49 3PU



## welcome to

## Thorns Drive, Greasby Wirral

This stunning detached home has large family accomodation and has a delightful open rural view to the front and excellent presentation !













#### **Property Description**

Just an external glance at this home will tell you the quality that exists within. This large family home must be viewed if you want to be the owner of a home which meets so many buyer's needs.

The property has good sized accommodation throughout, is close to the local schools, good transport links and a 10-minute walk to Greasby village. Our clients have adjusted the property to provide some great additions to a normal home of this type, with a large kitchen, shower room/utility and the sitting room to the front could easily become a study or a fifth bedroom.

The entrance porch has storage to hide the wellingtons and the entrance hall is open to the first floor allowing for light to come through. The main reception room extends from the front to rear of the property and with windows at both ends is a bright area even on a dull day. Double doors provide access to the dining room which has views to the garden. The kitchen area has modern high gloss units and a family breakfast bar area. This is a central hub area which has been designed for a family area. Upstairs we have a large master bedroom which has a large en-suite and three further double bedrooms and a family bathroom.

Outside of the property is a drive for 3 cars and garage. This property has garden spaces to both sides and a lovely mature garden to the rear. Don't miss out, call us today.

#### **Entrance Porch**

9' 5" x 5' 7" (2.87m x 1.70m) Entrance Hall 13' 7" x 10' 3" (4.14m x 3.12m) Lounge 22' x 11' 8" ( 6.71m x 3.56m ) Dining Room 11' x 9' 8" ( 3.35m x 2.95m ) Sitting Room 13' 8" x 9' 2" (4.17m x 2.79m) Kitchen 17' 10" x 17' 8" (5.44m x 5.38m) **Galleried Landing Master Bedroom** 13' to wall x 12' 1" ( 3.96m to wall x 3.68m ) **Master En-Suite** 8' 10" x 7' 9" (2.69m x 2.36m) **Bedroom Two** 12' x 9' 9" ( 3.66m x 2.97m ) **Bedroom Three** 11' 9" x 9' 9" ( 3.58m x 2.97m) **Bedroom Four** 9' 9" x 8' 10" (2.97m x 2.69m) **Family Bathroom** 

#### **Agents Note**

"Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details"





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## **Thorns Drive, Greasby Wirral**

- Superb Detached Home
- Quiet countryside views
- **Excellent** location
- A must view property.

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

offers in the region of

£500,000



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









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Property Ref: GRE105937 - 0006 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.

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# jones & chapman



0151 677 9473



Greasby@jonesandchapman.co.uk



142 Greasby Road, Greasby, Merseyside, CH49



jonesandchapman.co.uk