









# welcome to

# **Cobham Road, Wirral**

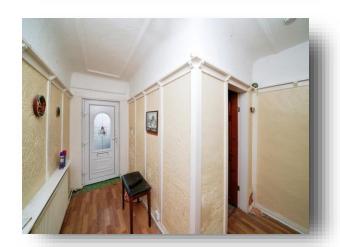
A spacious property with so much potential! Situated on a sizable plot complete with spacious rooms and conservatory and generous gardens at both the front and rear.















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

#### **Entrance Hall**

## **Living Room**

17' 4" into bay x 11' 10" ( 5.28m into bay x 3.61m )

### **Dining Room**

13' 11" x 10' 7" ( 4.24m x 3.23m )

## **Second Reception Room**

9' 9" x 8' 8" ( 2.97m x 2.64m )

#### Kitchen

12' 1" x 7' 9" ( 3.68m x 2.36m )

## Conservatory

9' 9" x 8' 7" ( 2.97m x 2.62m )

## Landing

11' 11" x 10' 7" ( 3.63m x 3.23m )

#### **Bedroom One**

14' 2" into bay x 12' ( 4.32m into bay x 3.66m )

#### **Bedroom Two**

18' 1"  $\times$  12' 2" into wardrobe (  $5.51m \times$  3.71m into wardrobe )

#### **En-Suite**

#### **Bedroom Three**

13' 1" x 8' 4" ( 3.99m x 2.54m )

#### **Loft Room**

11' x 5' 3" ( 3.35m x 1.60m )

#### **Bathroom**

## welcome to

## **Cobham Road, Wirral**

- Council tax band A
- Front and rear gardens
- Off road parking
- Potential to improve
- Popular residential area

Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £210,000









Please note the marker reflects the postcode not the actual property

# view this property online jonesandchapman.co.uk/Property/MOR109552



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0151 677 2354

jones & chapman



Moreton@jones and chapman.co.uk



248 Hoylake Road, Moreton, MORETON, Merseyside, CH46 6AD



jonesandchapman.co.uk

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