



Long Acres, Greasby, CH49 2SP

welcome to

Long Acres

WONDERFUL FOUR BEDROOM DETACHED HOUSE FOR SALE with two reception rooms, kitchen, bathroom, front & rear gardens and a double garage. Situated in a sought after quiet area in Greasby with nearby transport links including the M53 motorway. Viewing should be arranged at the earliest opportunity.



Entrance Hall:

Front entrance door with opaque glazed panels and matching side lights leads onto hallway having coved ceiling and two light points. Understairs cloaks cupboard. Two central heating radiators. 'Kardean' flooring.

Downstairs W.C:

Having ceiling light point. The suite comprises of close coupled WC and pedestal wash hand basin with tiling to splash back areas. Opaque double glazed window to front. Gas central heating radiator and tiled floor.

Lounge:

19' 5" x 11' 7" into recess (5.92m x 3.53m into recess)
Having coved ceiling and two light points. Feature fireplace with modern stone style surround with gas living flame fire and complementary hearth. TV point. Double glazed window to front. Double glazed patio doors to rear. Two central heating radiators.

Dining:

9' 7" plus bay x 9' 8" (2.92m plus bay x 2.95m)
Coved ceiling and light point. Double glazed splay bay window to front. Central heating radiator. 'Kardean' flooring.

Breakfast Kitchen:

15' 9" x 9' 3" (4.80m x 2.82m)
Having recessed halogen downlighters. The kitchen comprises of an excellent range of fitted wall and base units with double granite worktops with inset sink unit and drainer and mixer taps. Attractive tiling to splash back areas. The kitchen further incorporates built in eye level stainless steel double oven, integrated electric hob with 5 rings and stainless steel extractor chimney hood. Integrated washing machine, dishwasher and fridge/freezer. Central heating boiler in concealed unit. Space for dining table. Double glazed window to rear with two further feature windows to side. Central heating radiator. Tiled floor. Rear entrance door leads onto garden.

**First Floor:
Landing:**

Stairs from entrance hall. Built in airing cupboard, loft access and a wall mounted gas central heating radiator. Doors to all bedrooms and family bathroom.

Bedroom One:

13' 8" into wardrobes x 9' 8" (4.17m into wardrobes x 2.95m)
Having ceiling light point. The bedroom incorporates a range of fitted wardrobes. TV point. Double glazed window to rear. Central heating radiator. Door leads through to:-

En-Suite:

Having three recessed downlighters. Fully tiled with mosaic dado tile, the suite comprises of pedestal wash hand basin, close coupled WC with duel flush and corner shower cubicle with curved screen. Extractor vent. Opaque double glazed window to rear. Central heating radiator/towel ladder. Tiled floor.

Bedroom Two:

11' 10" x 11' 5" into wardrobes (3.61m x 3.48m into wardrobes)
Having ceiling light point. Fitted wardrobes with sliding mirror doors. Double glazed window to front. Central heating radiator.

Bedroom Three:

8' 8" plus recess x 8' 5" (2.64m plus recess x 2.57m)
Having ceiling light point. Feature arched double glazed window to front. Central heating radiator.

Bedroom Four:

8' 5" x 7' 8" (2.57m x 2.34m)
Having ceiling light point. Double glazed window to rear. Central heating radiator.

Family Bathroom:

Having three recessed halogen spotlights. Fully tiled bathroom with decorative dado tile. The suite comprises of, pedestal wash hand basin with mixer taps, close coupled WC with duel flush and whirlpool bath with mixer taps and shower attachment over. Extractor vent. Opaque double glazed window to front. Central heating radiator/towel ladder. Tiled floor.

Front:

Dropped kerb with paved driveway to the front and side suitable for multiple cars leading to the garage and also access to a gate to the rear garden. Lawned area with well stocked decorative borders. Canopy porch is also present.

Rear:

Paved area to the front of garden and one side giving access to the gate at the side of the property. Lawned area follows to the end of the garden with well stocked decorative borders. Panel fencing surrounds the garden.

Garage:

Double garage with up and over doors, power and lighting. Storage heater is present. Single glazed door giving access into the rear garden.

Surrounding Area:

Long Acres is situated in a quiet, sought after cul-de-sac in a popular part of Greasby. There are fantastic travel networks providing quick and regular access to West Kirby, Liverpool, Chester and the rest of the North West via the M53 motorway. The property is also in the catchment area for excellent primary and secondary schools and would therefore make an ideal family home.



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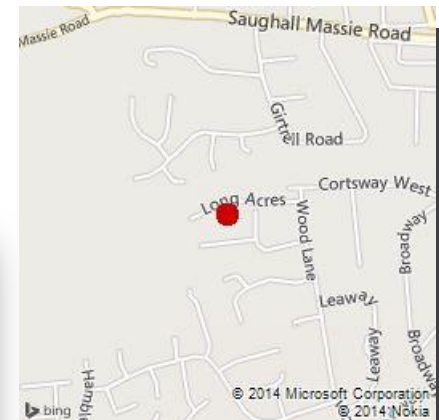


welcome to Long Acres

- Four Bedroom Detached House
- Front & Rear Gardens
- Double Garage
- Excellent Location
- NO CHAIN!

Tenure: Freehold EPC Rating: D

£279,950



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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