



**Stavordale Road, Wirral CH46 9PP**

**welcome to**

**Stavordale Road, Wirral**

ARE YOU LOOKING FOR A SPACIOUS BUNGALOW WITH LARGE REAR GARDEN AND OFF ROAD PARKING? Then look no further, being sold with no onward chain the potential this property has to offer is sure to amaze you. Call us today to arrange a viewing to appreciate what this property has to offer.



### **Agents Note**

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.'

### **Entrance Porch**

Double Glazed Windows and Porch Door.

### **Cloakroom**

Large with storage

### **Lounge**

25' 7" x 12' 8" ( 7.80m x 3.86m )

Double Glazed bay window. Radiator, Electric Fire.

### **Kitchen Diner**

19' 5" x 11' 6" ( 5.92m x 3.51m )

Double Glazed Patio Doors. Wooden stable door, Single Glazed window, Gas cooker, Washing machine plumbing Single sink unit. Radiator

### **Conservatory**

10' 2" x 12' 9" ( 3.10m x 3.89m )

Single Glazed, Radiator

### **Bedroom 1**

9' 4" x 22' 8" ( 2.84m x 6.91m )

Double Glazed Window, Fitted Wardrobes, Radiator.

### **Bedroom 2**

8' 7" x 17' 6" ( 2.62m x 5.33m )

Double Glazed window, Radiator.

### **Bedroom 3**

12' 3" x 12' 4" ( 3.73m x 3.76m )

Double Glazed window, Radiator.

### **Shower Room**

Double Sink, Walk in shower. Toilet. Towel Rail radiator.

### **W/c**

Toilet and sink



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welcome to

## Stavordale Road, Wirral

- Detached Three Bedroom Property
- COUNCIL TAX BAND: D
- Spacious
- Large driveway
- Garage

Tenure: Freehold EPC Rating: C

# £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MOR109299 - 0008

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 2354**



Moreton@jonesandchapman.co.uk



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



**jonesandchapman.co.uk**