

Reeds Lane, Wirral, CH46 3RH



welcome to

Reeds Lane, Wirral

ARE YOU LOOKING FOR A FAMILY HOME YOU CAN JUST DROP YOUR BAGS AND MOVE IN? Then look no further than this semi-detached home. Boasting plenty of space with a large driveway and beautifully presented rear garden. You don't want to miss out. Call us today to book a viewing!













Property Description

Jones and Chapman are delighted to bring to market this beautiful three bedroom semi-detached house in the heart of Moreton. Ideally placed, you'll find a variety of local amenities, golfing hotspot and excellent transport links to take you across the Wirral and over the water to the city of Liverpool. For those with children, you'll be in the catchment area for schools of primary and secondary ages.

Upon arrival to the property, a long driveway leads up to the front door. Entering the house, you are greeted with a double glazed porch, leading to a generous sized hallway and large lounge to the left. A nicely sized room with patio doors to the rear then leading to a fitted Kitchen that is reasonably sized with a breakfast bar. To the rear of the property is a beautifully presented garden and garage converted into a sports bar.

First floor are three nicely sized bedrooms and three piece bathroom suite with shower. An added feature is the staircase leading up to the loft space boasting enough room to convert into a bedroom.

This property has so much to offer! A wonderful family home offering not only space but also a beautiful outdoor garden. Call us today to view!

Entrance Hall

Radiator, double glazing side window

Lounge

21' 5" x 11' 2" (6.53m x 3.40m) Electric fire, radiator, double glazing window to the front

Dining Room

9' 7" x 9' 6" (2.92m x 2.90m) French style patio doors, radiator

Kitchen

17' 3" x 11' 2" ($5.26m\ x$ 3.40m) Gas cooker, plumbing for washing machine, sink, radiator, double glazing back door and window to the rear

Landing

Double glazing window

Bedroom 1

11' 9" x 11' 2" (3.58m x 3.40m) Radiator, front facing double glazing window

Bedroom 2

11' 2" x 9' 2" ($3.40m\ x\ 2.79m$) Radiator, double glazing window to the rear

Bedroom 3

11' 1" x 6' 9" (3.38m x 2.06m) Radiator, front facing double glazing window

Bathroom

Bath with shower, toilet, radiator, double glazing window

Loft Space

22' 3" x 10' (6.78m x 3.05m) Converted without regs, dorma style, radiator, double glazing window

Front Garden

Drive with hedge

Rear Garden

Landscaped rear garden, astro turf and patio area

Parking

Driveway for three cars

Outbuilding

Garage converted into a bar





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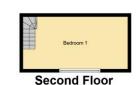
Reeds Lane, Wirral

- NO ONWARD CHAIN
- SPORTS BAR
- DRIVEWAY
- LANDSCAPED REAR GARDEN
- LARGE FAMILY ROOM

Tenure: Freehold EPC Rating: D



£265,000

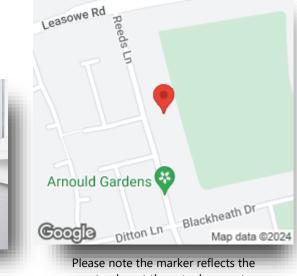


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspection





view this property online jonesandchapman.co.uk/Property/MOR109226



postcode not the actual property



Property Ref: MOR109226 - 0004 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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