



**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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## welcome to 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 inspections.



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Please note the marker reflects the postcode not the actual property



Property Ref:  
MOR109226 - 0004

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Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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