



Mumfords Lane, Meols, Wirral, CH47 6AZ

welcome to

Mumfords Lane, Meols, Wirral

Jones & Chapman are delighted to bring to market this wonderfully spacious, detached family home on a corner plot of the lovely Mumfords Lane, Meols. Give us a call today not to miss out on this truly magnificent property.



Property Description

Jones & Chapman are delighted to bring to market this wonderfully spacious, detached family home on a corner plot of the lovely Mumfords Lane, Meols. This is a truly magnificent property, which benefits from 4 double bedrooms, multiple large reception spaces, wraparound gardens, off-street parking, and a garage. It must be seen to be fully appreciated!

The property consists of an entrance porch leading to the hallway, a large living room with doors to the rear garden, a separate sitting room, a dining room leading to a very large kitchen with breakfast bar, and a downstairs WC/utility room. Upstairs there are four good sized double bedrooms, including a very large master bedroom with an en-suite attached, and a separate family bathroom. Externally, the property has large, enclosed wraparound gardens, a driveway, and an electric garage.

The property is situated right in the heart of Meols, a stone's throw from Great Meols Park and within easy reach of schools, shops and other amenities, including the promenade and the beach.

This is a wonderful home with an abundance of space that would be perfect for a growing family, and we are very proud to be able to show you this stunning property. Give us a call today to book a viewing!

Entrance Porch

Tiled. Door to access property.

Entrance Hall

Spacious. Wooden flooring. Radiator installed. Cupboard.

Living Room

22' 5" max (including patio doors) x 12' max (6.83m max (including patio doors) x 3.66m max)

Main lounge. Two double glazed windows to the side.

Patio door to the rear and front. Carpeted. Gas fire place and radiator installed.

Sitting room

13' 1" x 13' 8" max (including window) (3.99m x 4.17m max (including window))

Double glazed bay window to the front. Wooden flooring. Radiator installed.

Dining Room

12' 2" max (including door) x 12' 5" max (not including storage) (3.71m max (including door) x 3.78m max (not including storage))

Patio doors to rear garden and glass door to kitchen. Tiled flooring. Large storage cupboard. Radiator installed.

Kitchen

22' 8" max (including door) x 20' 9" max (including windows) (6.91m max (including door) x 6.32m max (including windows))

Kitchen has been extended. Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Two double glazed window to the front and one to the rear. Door to the rear garden and glass door to dining. Breakfast bar in the centre. Integrated dishwasher. Space for fridge/freezer and oven (these will stay at property).

WC and Utility

11' 6" max (including window) x 5' 4" (3.51m max (including window) x 1.63m)

WC and hand basin. Space for washing machine. Tiled.

Double glazed window to the front. Mirror unit installed.

Landing

Two original windows up the stairs. Carpeted. Long landing.

Bedroom One

21' 3" max x 18' max (including window) (6.48m max x 5.49m max (including window))

Spacious double bedroom. L shaped. Two double glazed windows to the front. Carpeted. Two radiators installed.

En Suite

5' 9" max (including window) x 9' 4" (1.75m max (including window) x 2.84m)

Double glazed window to the rear. Three piece suite including a hand basin, WC and walk in shower. Tiled throughout. Radiator installed.

Bedroom Two

11' 8" not including window x 18' max (including windows) (3.56m not including window x 5.49m max (including windows))

Double bedroom. Insulated. Double glazed window to the front, side and rear. Carpeted. Two radiators installed.

Bedroom Three

11' 4" max (including window) x 13' 1" (3.45m max (including window) x 3.99m)

Double room. Double glazed window to the front. Carpeted. Radiator installed.

Bedroom Four

11' 5" max (including window) x 8' 2" (3.48m max (including window) x 2.49m)

Small double bedroom. Double glazed window to the front. Carpeted. Radiator installed.

Bathroom

6' 2" max (including window) x 12' 9" (1.88m max (including window) x 3.89m)

Double glazed window to the rear. Three piece suite with WC, hand basin and roller bath with hand held shower. Tiled throughout. Small mirror installed.

Loft

Full length loft which is boarded and insulated with light and ladder.

Front Garden

Enclosed wrap around garden with driveway.

Rear Garden

Enclosed wrap around garden. Turfed and patio area. Pond to the side. Greenhouse installed.

Parking

Driveway in front of the garage for approximately two cars. Access via dropped kerb.

Garage

Electric garage via fob with access to the front and rear. Lighting and electric installed.



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welcome to

Mumfords Lane, Meols Wirral

- Large family home
- Four double bedrooms
- Multiple large reception spaces
- Very large, modern kitchen
- Family bathroom plus en-suite to master

Tenure: Freehold EPC Rating: C

£635,000



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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HOY104403 - 0010

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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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