



Guffitts Rake, Meols, Wirral, CH47 7AJ

welcome to

Guffitts Rake, Meols, Wirral

Jones & Chapman are delighted to bring to the market this lovely three bedroom detached family home

The house is located a short walk from the Meols train station, around the corner from Great Meols Primary School & a short walk to Meols Promenade, also local shops & other amenities close by.



Property Description

Jones and Chapman are delighted to bring to the market this lovely three bedroom detached family home with NO ONWARD CHAIN which consists of Entrance porch, Lounge, Dining Room, Kitchen, inner hall leading to Breakfast room/snug, Conservatory and to the first floor three bedrooms and family bathroom, the property benefits from off road parking (no drop down kerb) and gardens front and rear.

The house is located a short walk from the Meols train station, around the corner from Great Meols Primary School and a short walk to Meols Promenade, also local shops and other amenities close by.

Landscaped garden with decked area and separate patio. There is also a wooden shed.

This is a great family home with huge potential to make it your perfect home in a fabulous sought-after location. If you would like to arrange a viewing please contact our Hoylake team at Jones and Chapman on 0151 632 3128

Entrance Porch

Laminate flooring with parquet flooring underneath, UPVC double glazed window to side elevation, consumer unit, and picture rail, with door leading to Dining Room.

Lounge

14' 3" x 11' 10" (4.34m x 3.61m)

Lovely cosy living room with UPVC double glazed window to the front, carpeted flooring with parquet flooring underneath, gas fire sat on a tiled hearth and surround, panelling to the walls, picture rail and wooden door leading to conservatory.

Dining Room

13' 9" x 11' 1" (4.19m x 3.38m)

UPVC double glazed window to the front, gas fire place, carpeted flooring with parquet flooring

underneath, panelling to the walls, double radiator, doors to understairs cupboard and additional cloakroom cupboard, stairs leading to first floor, and doors to lounge and kitchen.

Breakfast Room/ Snug

10' 7" x 7' 3" (3.23m x 2.21m)

Snug / Breakfast room leading from kitchen benefits from three UPVC double glazed windows to rear, laminate flooring, ceiling lighting, single radiator, wooden cladding to walls.

Kitchen

Range of wall, base and drawer units with complimentary white and silver work surfaces, circular drainer sink, glass breakfast bar with panelling behind, and hidden behind this is an Aga, tiled flooring, wooden cladding to the ceiling, Inset spotlights, Bosch integrated oven and Bosch four ring induction hob, large stainless steel cylinder hood, UPVC double glazed window to side elevation, window looking into the conservatory, opening leading to inner hall and snug.

Inner Hall

Leading from the kitchen, space for appliances and door leading to the Snug, UPVC double glazed door leading to the garden.

Conservatory

11' 3" x 6' 4" (3.43m x 1.93m)

Leading from the lounge through wooden doors, wooden panelling to the walls, wooden flooring, window to the kitchen, polycarbonate roof.

First Floor Landing

T shaped landing with loft hatch, single radiator, UPVC double glazed window to side elevation, additional window at the bottom of the stairwell. Doors leading to all bedrooms, Airing cupboard, bathroom and separate WC.

Bedroom One

11' 10" x 10' 7" (3.61m x 3.23m)

Master bedroom with UPVC double glazed bay

window to the front, laminate flooring, picture rail, wall and ceiling lights, single radiator, and fitted four door sliding wardrobes.

Bedroom Two

13' 8" x 11' 10" (4.17m x 3.61m)

Second bedroom with UPVC double glazed window to front and another to the rear, picture rail, laminate flooring and ceiling / wall lighting.

Bedroom Three

13' 8" x 7' 3" (4.17m x 2.21m)

Third bedroom with UPVC double glazed window to rear elevation, laminate flooring, picture rail, single radiator and double door fitted wardrobes with boiler enclosed.

Bathroom

7' 2" x 6' 7" (2.18m x 2.01m)

Fitted bathroom suite comprising of P shaped bath with shower fitting above, fully enclosed curved glass shower screen, wall mounted wash basin on chrome legs, ceiling lighting, chrome ladder style radiator, tiled flooring, tiled walls and UPVC double glazed window to side elevation.

Separate W.C

Low level dual flush WC, tiled flooring, wall lighting and UPVC double glazed window to side elevation.

Outside

To the front there is space for off road parking (doesn't have a drop down kerb), with lawned area, mature shrubs and trees and wooden gates leading to the side / rear of property.

To the rear - blocked paved pathway at the side of the property with another wooden gate leading to this beautiful rear garden which hosts lawned areas, large decked area at side and rear, ideal for summer dining. Fully fenced borders with mature trees and shrubs and wooden shed.



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welcome to

Guffitts Rake, Meols Wirral

- No onward chain
- Three bedroom detached family home
- Three reception rooms and conservatory
- Location is key with many amenities close by
- Beautiful family home

Tenure: Freehold EPC Rating: D

£440,000



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:
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