



Barnston Lane, Wirral CH46 7TN

welcome to

Barnston Lane, Wirral

ARE YOU LOOKING FOR A SPACIOUS PROPERTY YOU CAN PUT YOUR OWN STAMP ON? This distinctive three bedroom residence promotes a charming interior which will appeal to any buyer. Throughout the house, neutral tones create an inviting atmosphere, allowing residents to personalise the space to their taste





Entrance Porch

Entrance Hall

Lounge

14' 9" x 12' 8" max (4.50m x 3.86m max)

Dining Room

13' 9" x 12' 5" max (4.19m x 3.78m max)

Kitchen

18' 7" x 8' 9" max (5.66m x 2.67m max)

Landing

Bedroom One

15' 2" x 12' 5" to wardrobe door (4.62m x 3.78m to wardrobe door)

Bedroom Two

12' 4" x 11' 6" into wardrobe (3.76m x 3.51m into wardrobe)

Bedroom Three

8' 9" x 8' 7" (2.67m x 2.62m)

Bathroom

Front Garden

Rear Garden

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- Council tax band A
- No onward chain
- Walking distance to shops & amenities
- Public transport links within walking distance
- Character features

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£145,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/MOR109398



Property Ref:
MOR109398 - 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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