



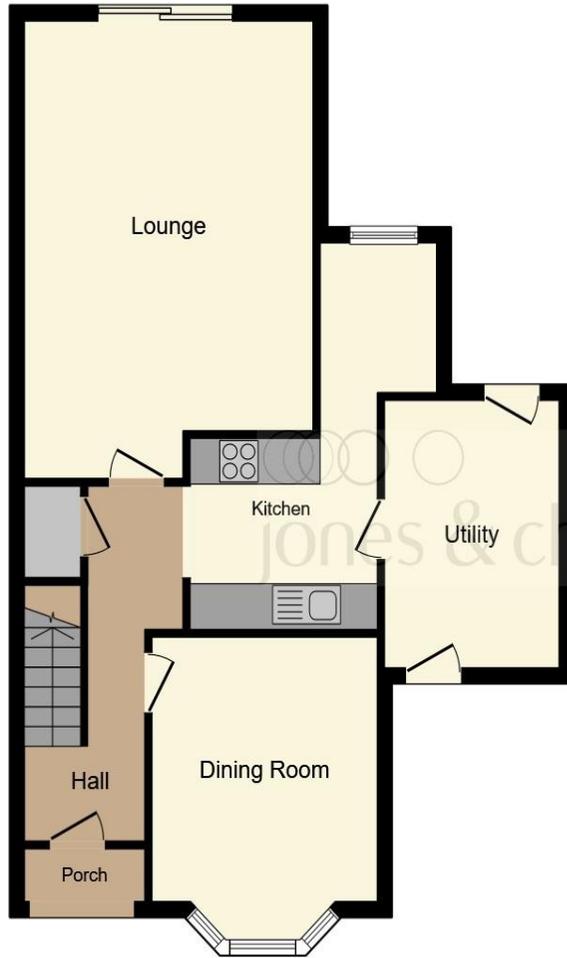
Pine Tree Grove, Wirral CH46 9QU

welcome to

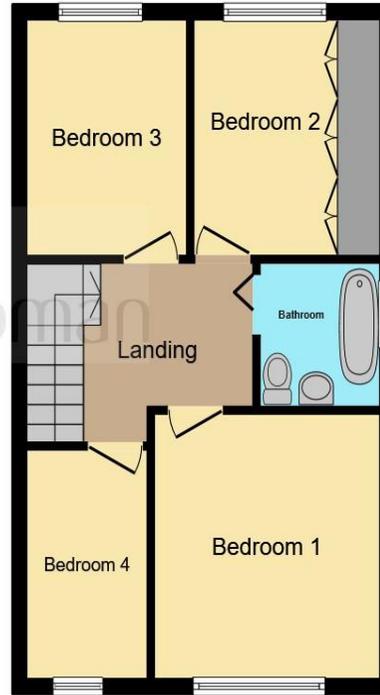
Pine Tree Grove, Wirral

Well-presented detached family home, complete with two reception rooms, off road parking for multiple vehicles and well-maintained rear garden ideal for entertaining. Perfectly located a short distance away from local shops, primary schools and public transport links.





Ground Floor



First Floor

Entrance Hall

Lounge/Diner

19' 9" x 13' 5" (6.02m x 4.09m)

Lounge

10' 5" x 12' 8" (3.17m x 3.86m)

Kitchen

8' 10" x 7' 4" (2.69m x 2.24m)

Utility Room

10' max x 4' 7" (3.05m max x 1.40m)

Lean To

11' 6" x 8' 1" (3.51m x 2.46m)

Landing

Bedroom One

10' 6" max x 10' 11" (3.20m max x 3.33m)

Bedroom Two

9' 11" x 7' 1" to wardrobe door (3.02m x 2.16m to wardrobe door)

Bedroom Three

9' 11" x 7' 2" (3.02m x 2.18m)

Bedroom Four

7' 4" x 5' 7" (2.24m x 1.70m)

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

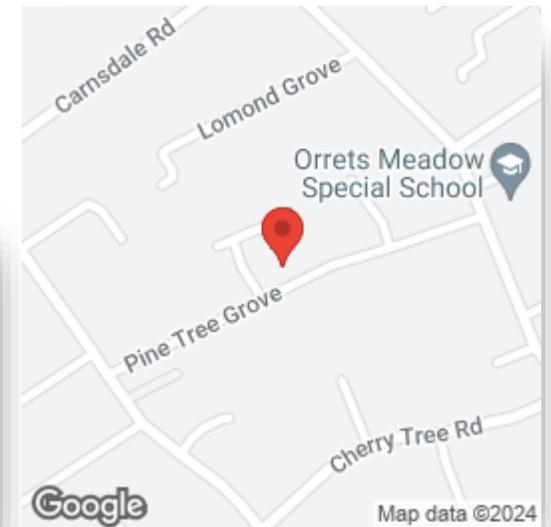
welcome to

Pine Tree Grove, Wirral

- Council tax band C
- Detached family home
- Two reception rooms
- Utility
- Off road parking

Tenure: Freehold EPC Rating: D

£270,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/MOR108568](https://www.jonesandchapman.co.uk/Property/MOR108568)



Property Ref:
MOR108568 - 0002

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.


jones & chapman



0151 677 2354



Moreton@jonesandchapman.co.uk



248 Hoylake Road, Moreton, MORETON,
Merseyside, CH46 6AD



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)