



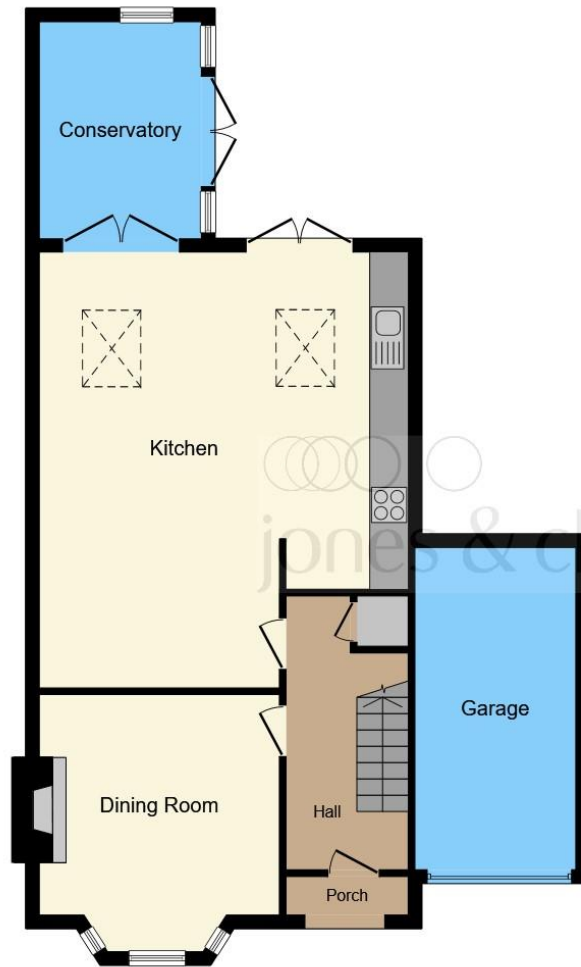
Acton Lane, Moreton CH46 6EB

welcome to

Acton Lane, Moreton

Extended family home with generous living space, perfectly located for access to local shops and public transport links. Having recently undergone a full refurbishment throughout, the property is one not to be missed. Viewing is advised to appreciate all it has to offer.





Ground Floor



First Floor

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

Entrance Hall

Front aspect wooden door with double glazed windows either side and above. Fitted floor mat upon entry, double panel radiator, laminate flooring, access to under stairs cupboard, access to downstairs WC.

Downstairs WC

Side double glazed window, WC, wash hand basin with floating cupboard, laminate flooring, extractor, fully tiled walls, heated wall, frost granite window cill.

Kitchen/Diner/Lounge

Fitted kitchen with wall and based units, granite worktops and splashbacks, kitchen island with storage and wine rack breakfast bar with seating for six people, sink with 1 1/2 bowl with flexible tap and drainer, plumbing for washing machine, ceramic hob, extractor, fan over, integrated microwave, housing for American fridge freezer, vaulted ceiling in the extension with two Velux windows, side double glazed window, rear double glazed doors to the rear garden, open fireplace, laminate flooring, voice activated lighting, LED colour changing light strips and voice activated cupboard lights.

Conservatory

12' 2" x 9' 5" (3.71m x 2.87m)

Rear and side UPVC double glazed floor to ceiling panels, blue anti sun roof with self-cleaning glass, roof window, laminate flooring.

Dining Room

12' 7" into bay x 12' 1" (3.84m into bay x 3.68m)

Bay fronted double glazed window, double panel radiator, laminate flooring, wall lights x2 gas fire with hearth and surround.

Landing

Stairs from hallway, side double glazed window, carpeted, access to loft space

Bedroom One

12' 11" into bay x 11' 5" (3.94m into bay x 3.48m)

Bay fronted double glazed window, double panel radiator, laminate flooring, fireplace (decoration only)

Bedroom Two

14' into bay x 11' 2" into wardrobes (4.27m into bay x 3.40m into wardrobes)

Rear Double-glazed window, double panel radiator, fitted wardrobes with space for 32" TV and carpeted flooring.

Bedroom Three

7' 9" x 7' 1" (2.36m x 2.16m)

Front aspect double glazed window, double panel radiator, carpeted.

Bathroom

Rear double glazed window, fully tiled walls, WC, wash hand basin with floating draws, bath with electric shower over, glass shower screen, extractor fan, chrome radiator, LED panel lights and vinyl flooring

Loft

17' 5" x 8' 3" (5.31m x 2.51m)

Fold down wooden ladders accessible from the landing, laminate flooring, , Velux windows x3, side double glazed window, wall light, spotlight in ceiling, build in desk, storage space built into the eaves.

Outside

Front Garden/ Driveway

Block paved driveway offering off road parking for multiple vehicles, garage access, lawn with boarder, water sprinkler, outdoor electric sockets, iron gates

Rear Garden

South facing garden overlooking farmers fields, paved patio area, lawn, side hedging, rockery with lights, outside wall lights, outdoor electric sockets, outdoor storage.

Garage

11' 8" x 7' 1" (3.56m x 2.16m)

Open out wooden front doors accessible from the drive, rear door allowing access to the rear garden, lights, power, loft storage space.



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welcome to

Acton Lane, Wirral

- Council tax band C
- No onward chain
- Extended family home
- Open plan kitchen lounge diner
- Conservatory
- Downstairs WC
- Garage
- Drive for multiple vehicles and garage access

Tenure: Freehold EPC Rating: C Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MOR109538 - 0002

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