



Mallard Way, Wirral CH46 7SJ

welcome to

Mallard Way, Wirral

ARE YOU KEEN TO FIND A PROPERTY THAT YOU CAN JUST MOVE STRAIGHT INTO? Then look no further than this first floor 2 bedroom flat situated in Moreton. Light and spacious this is one not to be missed! With No chain this is real must view to appreciate what this property has to offer. Call us today!





Entrance Hall

Lounge/Diner

18' 10" x 11' 4" (5.74m x 3.45m)

Kitchen

9' 11" max x 8' 3" (3.02m max x 2.51m)

Bedroom One

11' 5" x 11' 1" (3.48m x 3.38m)

Bedroom Two

11' 6" x 9' 9" (3.51m x 2.97m)

Bathroom

Rear Garden

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.

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- Council tax band A
- First floor flat
- Two bedrooms
- Modern kitchen
- Communal gardens

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Jul 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£100,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/MOR109569



Property Ref:
MOR109569 - 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.

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