



Swan Court, Woodchurch Road, Prenton, CH43 0RX

welcome to

Swan Court Woodchurch Road, Prenton

Are you looking for ground floor living? Then do we have the property for you. Benefiting from two sizeable bedrooms. garage and parking, call us today to book your viewing and avoid disappointment.



Property Description

Jones and Chapman are delighted to bring to market this Two Bed Ground Floor Flat in Swan Court, ideally situated on Woodchurch Road. This road itself offers a large variety of amenities, excellent transport links and direct access to the M53.

Entering the property, you'll find bright spacious hallway that gives way to all rooms in this ground floor flat. To the right, you'll find two double bedrooms both oozing natural light and generously sized. To the left, you'll find a half-tiled shower room, with a separate w/c adjacent. Next, the sizeable kitchen is a perfect opportunity for creativity, and again benefits from natural lighting. Finally, you'll find uniquely sized lounge diner perfect for entertaining. Externally, garage and communal parking complete the property.

Being sold with No Onward Chain, this property is ready for occupation without delay. Call us today to book your viewing and avoid disappointment.

Lounge/Diner

22' 6" x 11' 3" (6.86m x 3.43m)

Double glazed window and radiator.

Kitchen

12' 8" x 5' 7" (3.86m x 1.70m)

Double glazed window, wall and base units, sink.

Bedroom One

11' 3" x 10' 7" (3.43m x 3.23m)

Double glazed window, radiator and carpet.

Bedroom Two

11' 3" x 9' 3" (3.43m x 2.82m)

Double glazed window, radiator and carpet.

Shower Room

Shower cubicle, wash hand basin, half-tiled walls, and double-glazed window.

W/C

WC, double glazed window and fully tiled walls.



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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Swan Court Woodchurch Road, Prenton

- No Onward Chain
- Two Bed Ground Floor Flat
- Opportunities for Creativity
- Garage and Parking
- Council Tax Band: B

Tenure: Leasehold EPC Rating: C

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.

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN114591 - 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



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