



Rectory Close, Birkenhead, CH42 0NP

welcome to

Rectory Close, Birkenhead

ARE YOU LOOKING FOR GROUND FLOOR LIVING? This beautifully refurbished bungalow could be just what you're looking for. Boasting an open plan living space with modern kitchen and French doors to the garden this bungalow gives you the perfect space to enjoy year-round. Call us today and book in.



Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

Property Description

Jones and Chapman are delighted to bring to the market this beautifully presented bungalow that's located in the popular Wirral town of Birkenhead. Situated in a quiet cul-de-sac and within distance of local amenities on Church Road this property perfectly caters to your every need. You'll also be well connected with excellent travel links via bus and train into Liverpool and across the Wirral.

The bungalow itself consists of the modern fitted kitchen that's open to the spacious lounge, the generous master bedroom and the newly fitted shower room. Externally the property comes with a paved terrace giving you your own space to bask in the sun.

Being sold with No Onward Chain, this vacant bungalow is not one to miss. As part of a number managed, this over 55's community gives buyers looking to downsize, peace of mind as they get older. A must view to appreciate what's on offer, call us today.

Entrance Hall

Composite door to the front, radiator and shelving. Central heating boiler and loft access.

Lounge

16' 10" x 11' 8" (5.13m x 3.56m)

Double glazed French doors to the rear, radiator and electric fire.

Open to Kitchen.

Kitchen

5' 8" x 11' 8" (1.73m x 3.56m)

From The Lounge

Fitted kitchen comprising wall and base cupboards, circular sink and drainer unit with mixer tap and complementary work surfaces. Electric oven and gas hob with cooker-hood above. Double glazed window to the front.

Bedroom

Not Measured.

Two double glazed windows to the rear and radiator.

Shower Room

Shower room comprising shower cubicle, WC and wash hand basin with mixer tap set within a vanity unit. Tiled walls and floor, heated towel radiator and wall mirror. Double glazed window to the front.

Outside

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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Rectory Close, Birkenhead

- Retirement Bungalow
- Over 55's Only
- Open Plan Living/ Dining Room
- Large Bedroom
- Council Tax Band A

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115450 - 0003

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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