









welcome to

Epsom Road, Moreton Wirral

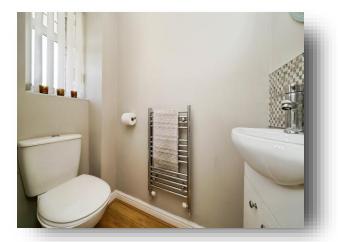
Perfect for families, this detached home offers stylish living with a cosy snug, four spacious bedrooms, and a beautifully maintained garden made for relaxing and play. A warm and welcoming space to truly make your own.













Property Description

This beautifully presented detached home offers spacious and versatile living, making it an ideal choice for families or those looking to upsize. The welcoming lounge enjoys views over the immaculate rear garden, while a separate snug provides the perfect cosy retreat or playroom. The modern kitchen is thoughtfully designed and complemented by a convenient downstairs WC. Upstairs, there are four well-proportioned bedrooms, three of which are doubles including a generous master with en-suite shower room. Externally, the property features a driveway leading to a garage, and the rear garden is a true highlight lovingly maintained and perfect for family life or outdoor entertaining.

Entrance Hall

Composite front door, double panel radiator and laminate flooring.

Downstairs W.C

Double glazed window to the front aspect, wash hand basin, WC, chrome radiator and laminate flooring.

Lounge

14' 4" x 12' 1" (4.37m x 3.68m)

The lounge has UPVC sliding doors leading to the rear garden, a double panel radiator and laminate flooring.

Dining Room

12' 1" max x 7' 11" (3.68m max x 2.41m)

The dining room has a double glazed window overlooking the front aspect, a double panel radiator and laminate flooring.

Kitchen

15' x 7' 10" (4.57m x 2.39m)

The kitchen has a double glazed window overlooking the rear aspect, a door to the side with double glazed window, a fitted kitchen with wall and base units, sink with drainer, integrated dishwasher, plumbing for a washing machine, gas hob with extractor and a fan oven.

Landing

Stairs from the hall, loft access and a cupboard housing the boiler and additional storage space.

Bedroom One

13' 2" max x 11' (4.01m max x 3.35m)

The master bedroom has double glazed window to the front and side aspect, built in wardrobes, two single panel radiators and a fitted carpet.

En-Suite

The en-suite has a double glazed window to the front aspect, a shower cubicle, WC and a wash hand basin set within a vanity unit, chrome radiator, tiled flooring and partially tiled walls.

Bedroom Two

13' 4" max x 8' 1" (4.06m max x 2.46m)

The second bedroom has a double glazed window overlooking the front aspect, a single panel radiator, a fitted carpet and a built in wardrobe.

Bedroom Three

12' 4" x 10' max (3.76m x 3.05m max)

The third bedroom has a double glazed window overlooking the rear aspect, a single panel radiator and a fitted carpet.

Bedroom Four

9' 1" x 7' 2" (2.77m x 2.18m)

The fourth bedroom has a double glazed window overlooking the rear aspect, a single panel radiator and laminate flooring.

Bathroom

The bathroom has a double glazed window to the rear aspect, a bath with overhead shower, WC, wash hand basin, single panel radiator, extractor, partially tiled walls and vinyl flooring.

Front Garden

Laid to lawn with a driveway offering off road parking for two cars.

Rear Garden

Enclosed rear garden, decked area with artificial grass, lawn with potted boarders, wooden shed, wooden summer house and a pond at the rear.

Garage

17' 2" x 8' (5.23m x 2.44m)

The garage has an up and over door with power and lighting.





welcome to

Epsom Road, Moreton, Wirral

- Council tax band D
- Detached family home
- Two reception rooms
- Downstairs WC
- En-suite master bedroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£325,000

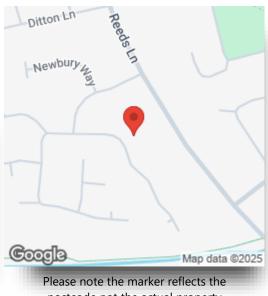


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagor.









postcode not the actual property

view this property online jonesandchapman.co.uk/Property/MOR108150



Property Ref: MOR108150 - 0004 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 quidance 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.





0151 677 2354



Moreton@jonesandchapman.co.uk



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



jonesandchapman.co.uk

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.