

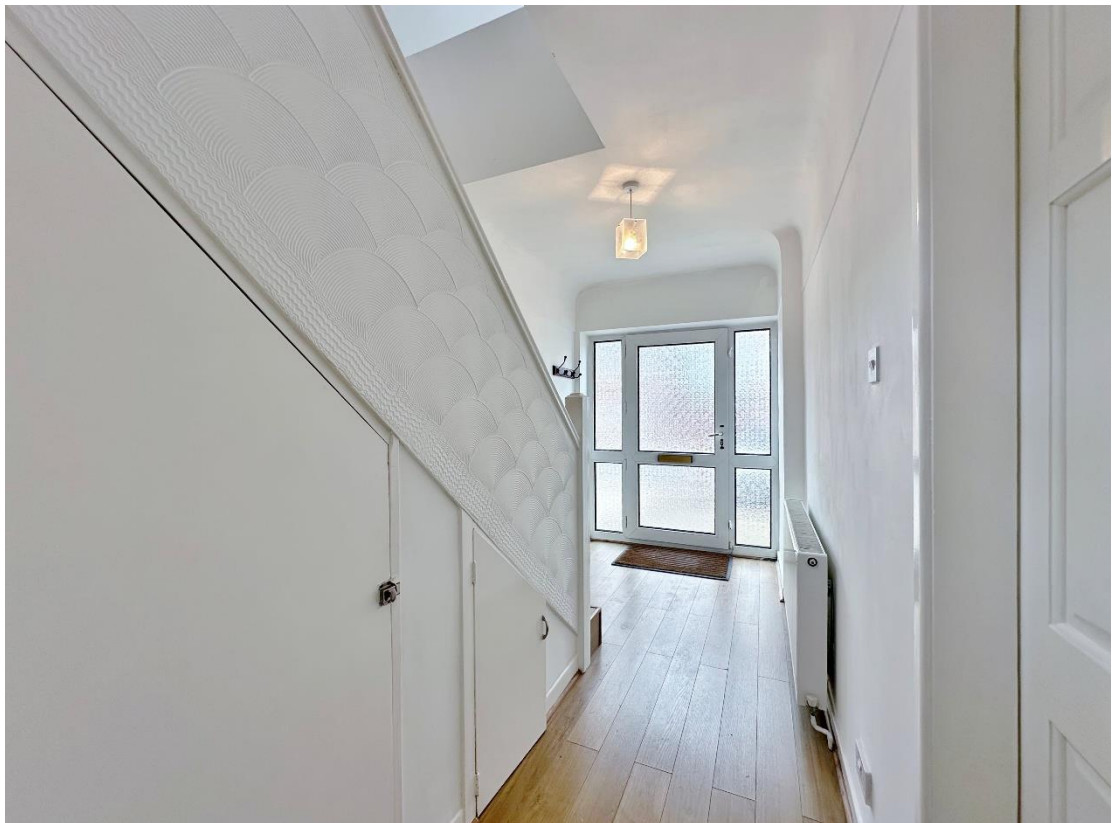


Slingsby Drive, Upton, Wirral CH49 0TZ

- Traditional Three Bedroom Semi Detached Property
- Well Appointed with a Neutral Theme Throughout
- Three Sizeable Bedrooms and a Three Piece Bathroom
- Ample Parking and Private Enclosed Rear Garden
- Offered to the Sales Market with No Onward Chain
- Hallway, Lounge Dining Room and Large Kitchen
- Generous Sized Plot in the Popular Area of Upton
- Close to Amenities, Transport Links and Schools



Offers Over £215,000 – No Onward Chain











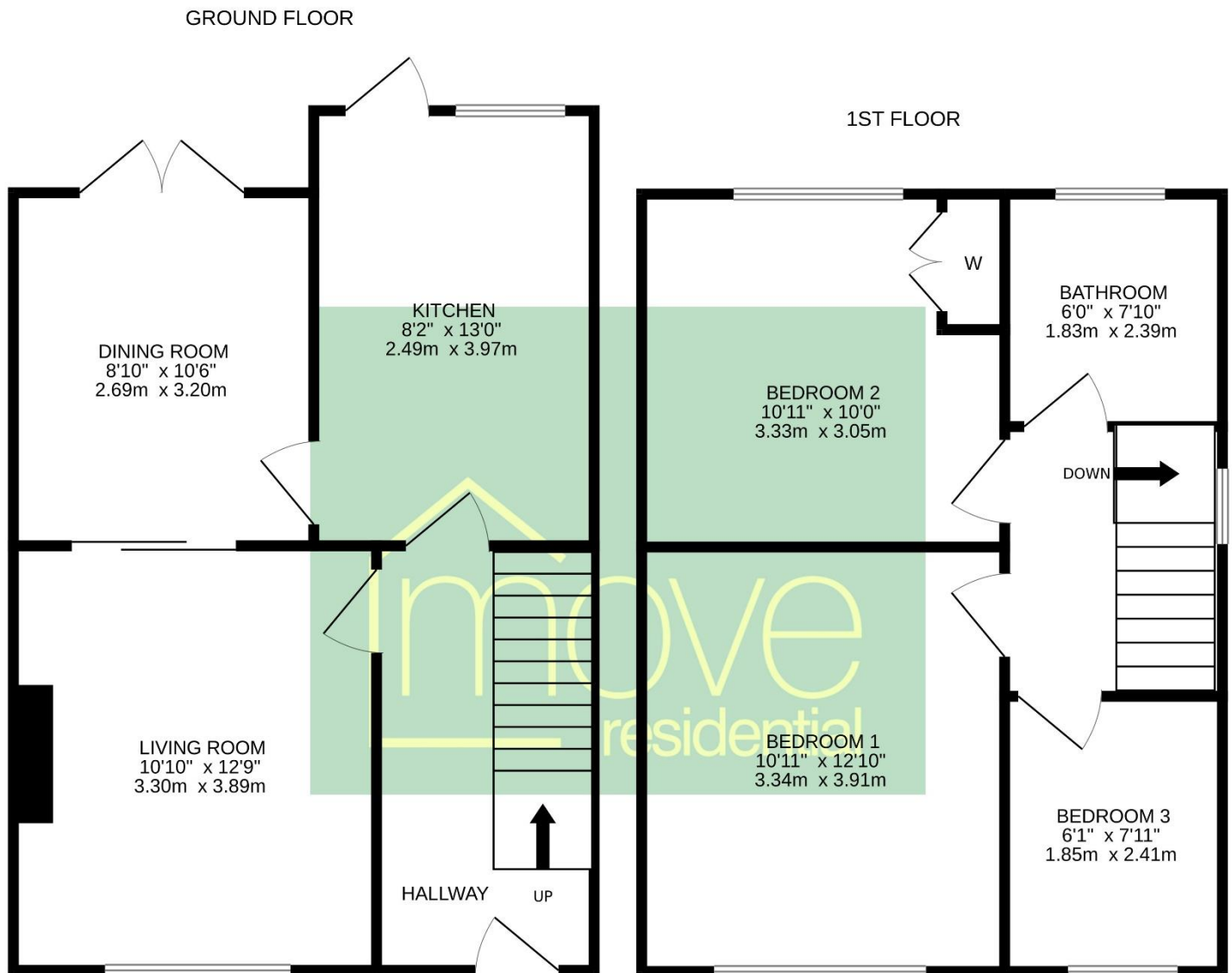




Description

This traditional three bedroom semi detached property is set on a generous plot in the highly desirable residential area of Upton. Well maintained throughout, it offers a fantastic opportunity for buyers to modernise and add their own personal touch. The property is offered for sale with no onward chain and as appointed agents we strongly recommend a closer inspection. Upon entering, you are welcomed by a spacious hallway that leads into a bright and inviting lounge, featuring a charming fireplace as its focal point. An open-plan layout flows seamlessly into the dining area, creating a perfect space for entertaining or family gatherings. To the rear, a large kitchen offers plenty of room for cooking and day-to-day living, with potential for future redesign or extension (subject to planning). Upstairs, the property provides two generous double bedrooms and a well proportioned third bedroom and a three piece family bathroom. Externally, the home benefits from ample off road parking and a detached garage, ideal for storage or workshop use. The enclosed rear garden provides a private outdoor space, mainly laid to lawn with patio area.

Floor Plan



TOTAL FLOOR AREA : 846sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.