



Grafton Drive, Wirral, CH49 0TX

welcome to

Grafton Drive, Wirral

What a great opportunity to buy the traditional semi-detached home that has been extended to the rear and offering a lovely family home within a short drive of the hospital and local shops.

Offered with vacant possession, early viewing is required.



Property Description

This property has been a lovely family home for many years and has the feel of an established household.

The entrance vestibule provides a weather break in the entrance hall which has original period features.

To the front of the property is a large reception room with a bay and there is a further large reception to the rear.

The property has been extended to the rear right corner to provide an additional reception room and allowing for the kitchen to be re-located with a breakfast seating area located off it, which is perfect for family meals and homework!

A ground floor WC completes the ground floor rooms.

Upstairs we have three bedrooms with a family bathroom.

To the front the property has a driveway leading to the garage and a lawned area.

To the rear, although the property has been extended you still have a great family garden with trees and lawn and mature shrubs.

This is a well-located family semi-detached home and is offered with vacant possession so call us today and arrange a viewing.

Vestibule

Entrance Hall

Living Room Front

14' 9" x 12' 2" (4.50m x 3.71m)

Living Room Rear

13' 2" x 12' (4.01m x 3.66m)

Breakfast Room

8' 8" x 6' 9" (2.64m x 2.06m)

Rear Livingroom Two

Kitchen

6' 11" x 8' 8" (2.11m x 2.64m)

Gf Wc

Garage

14' 6" x 9' (4.42m x 2.74m)

Bedroom One

15' 2" x 10' 9" (4.62m x 3.28m)

Bedroom Two

13' 4" x 10' 10" (4.06m x 3.30m)

Bedroom Three

8' 7" x 6' 6" (2.62m x 1.98m)

Bathroom

7' 1" x 6' 6" (2.16m x 1.98m)



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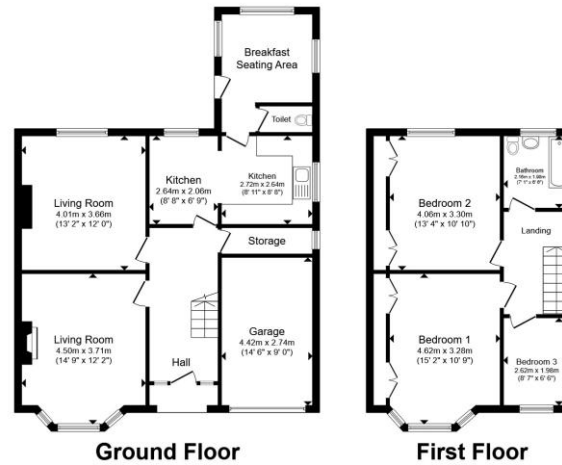
welcome to

Grafton Drive, Wirral

- Large extended semi detached home
- Three Bedrooms
- Three reception rooms
- Breakfast kitchen GF WC
- Family bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£315,000



Total floor area 129.2 m² (1,391 sq.ft.) approx
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.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE106362 - 0004

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