



**Rowan Tree Close, Greasby Wirral CH49 3AW**

**welcome to**

## **Rowan Tree Close, Greasby Wirral**

A wonderful extended family semi detached home located in a sought after cul-de-sac !

A great chance to buy this family home which will give you and your family a lovely place to live. Within a short walk of Greasby centre call us for a viewing today!



## Property Description

This family property has an entrance vestibule to the front providing a natural weather break from the main living room to the front.

The living room has a large window providing natural light and stairs leading to the first floor.

The property has a large breakfast kitchen which extends across the rear of the property. this is a brilliant entertaining area and also perfect for a family room. The kitchen has a range of base and wall units. Extending into the rear of the garage is a ground floor shower room with a doorway leading into the garage area.

To the rear of the kitchen is a conservatory with direct views to the rear garden.

Upstairs the property has three bedrooms and a family bathroom.

Outside there is a driveway to the front with access to the side garage and the rear garden is laid mostly to lawn with patio area.

This is a great family home and just waiting for its new family !

Call us today and we would love to show you over !

**"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."**

## Vestibule

### Living Room

16' 4" x 14' 7" ( 4.98m x 4.45m )

### Breakfast Kitchen

16' 5" x 11' ( 5.00m x 3.35m )

### Conservatory

11' 1" x 9' 4" ( 3.38m x 2.84m )

### Gf Showerroom

### Bedroom One

11' 5" x 9' 7" ( 3.48m x 2.92m )

### Bedroom Two

10' 10" x 9' 7" ( 3.30m x 2.92m )

### Bedroom Three

8' 6" x 6' 1" ( 2.59m x 1.85m )

### Bathroom

### Garage

13' 8" x 7' 8" ( 4.17m x 2.34m )



***view this property online*** [jonesandchapman.co.uk/Property/GRE106293](https://jonesandchapman.co.uk/Property/GRE106293)



welcome to

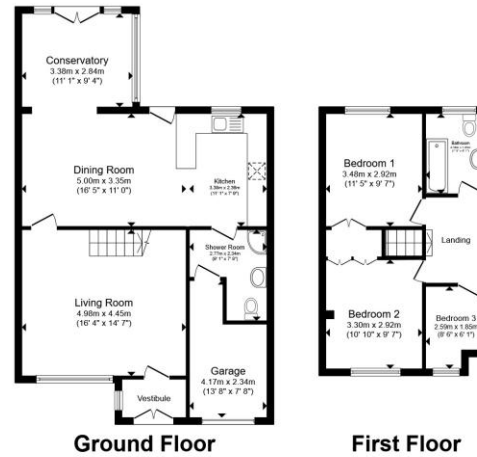
## Rowan Tree Close, Greasby Wirral

- Superb extended family home !
- Three Bedrooms
- Through lounge
- Breakfast kitchen with conservatory
- GF showerroom and family bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£280,000



Total floor area 112.9 m<sup>2</sup> (1,215 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

jones & chapman



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/GRE106293](https://jonesandchapman.co.uk/Property/GRE106293)



Property Ref:  
GRE106293 - 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 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 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.

jones & chapman



0151 677 9473



Greasby@jonesandchapman.co.uk



142 Greasby Road, Greasby, Merseyside, CH49 3NQ



[jonesandchapman.co.uk](https://jonesandchapman.co.uk)