



**Long Acres, Wirral, CH49 2SP**

**welcome to**

**Long Acres, Wirral**

A superb modern detached home with a lovely open aspect !

The family detached property offers so many features for the family that we would suggest viewing inside to fully appreciate the value on offer.



## Property Description

This beautiful home has a central entrance hall and doors leading to the living room and kitchen. This family sized home has a living room to the front with a large bay to the front giving lots of light. There are twin doors leading to the dining room which again has a patio door which goes into the conservatory.

The kitchen has a range of base and wall units with appliances. The sink sits beneath the window to the rear giving lovely views to the rear garden. There is a good sized utility room to the side again providing useful kitchen space.

To the rear is a lovely conservatory overlooking the rear garden.

Upstairs the property has four large bedrooms, with the master bedroom being en-suite and there is a family bathroom.

Outside this property has lovely gardens spaces, being open plan to the front laid to lawn with a driveway leading to the garage to the side of the property. To the rear the garden again is laid to law with flower and shrub borders.

What a lovely home this is and you should see for yourself, call us today to arrange a viewing.

## Entrance Hall

### Living Room

16' 7" x 11' 8" ( 5.05m x 3.56m )

### Dining Room

10' 3" x 10' ( 3.12m x 3.05m )

### Kitchen

11' 10" x 11' 6" ( 3.61m x 3.51m )

### Utility Room

### Conservatory

12' 7" x 8' 9" ( 3.84m x 2.67m )

### Bedroom One

14' 7" x 13' 3" ( 4.45m x 4.04m )

### En-Suite

### Bedroom Two

11' 9" x 8' 9" ( 3.58m x 2.67m )

## Bedroom Three

12' 5" x 8' 5" ( 3.78m x 2.57m )

## Bedroom Four

11' 1" x 8' 5" ( 3.38m x 2.57m )

## Bathroom



**view this property online** [jonesandchapman.co.uk/Property/GRE106357](http://jonesandchapman.co.uk/Property/GRE106357)



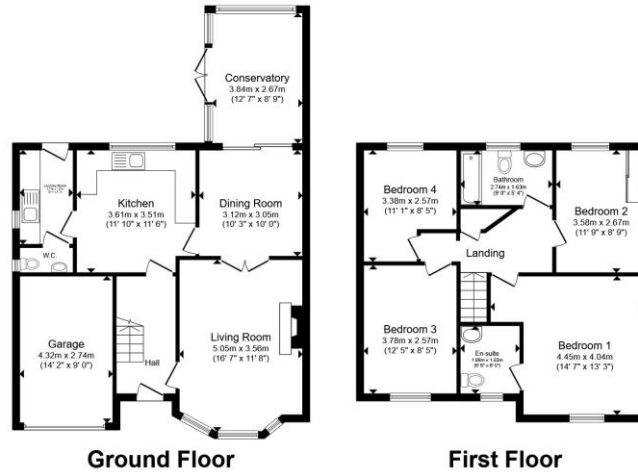
welcome to

## Long Acres, Wirral

- Superb Detached home
- Four bedrooms - Master en-suite
- Three reception rooms
- Modern kitchen and utility room
- Conservatory to rear

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

# £475,000



Total floor area 154.0 m<sup>2</sup> (1,658 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/GRE106357](https://www.jonesandchapman.co.uk/Property/GRE106357)



Property Ref:  
GRE106357 - 0002

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



0151 677 9473



Greasby@jonesandchapman.co.uk



142 Greasby Road, Greasby, Merseyside, CH49 3NQ



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