



Royden Road, Wirral CH49 4NA

welcome to

Royden Road, Wirral

A excellent mid terraced home offering great room sizes and a lovely garden space to the rear. This is a perfect first time buyer home, ready to move into. A lovely home.



Property Description

The entrance hall to the front provides access to the first floor and main living room. The living room has been opened to provide for a through lounge diningroom with great light throughout.

The kitchen has a range of base and wall units with a rear door leading the rear garden.

Upstairs we have three bedrooms and a family bathroom .

To the from there is a small lawned garden area with the rear garden having been lovingly cared for by the current owners.

This great house should be looked at inside to appreciate the value on offer, so call us to book your viewing.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead".

Entrance Hall

Lounge

13' 5" x 11' 8" (4.09m x 3.56m)

Dining Area

10' 2" x 9' (3.10m x 2.74m)

Kitchen

9' 1" x 7' 5" (2.77m x 2.26m)

Bedroom One

13' x 8' 10" to Robes (3.96m x 2.69m to Robes)

Bedroom Two

9' 8" x 8' 7" (2.95m x 2.62m)

Bedroom Three

9' 5" x 5' 4" (2.87m x 1.63m)

Bathroom

8' x 5' 6" (2.44m x 1.68m)



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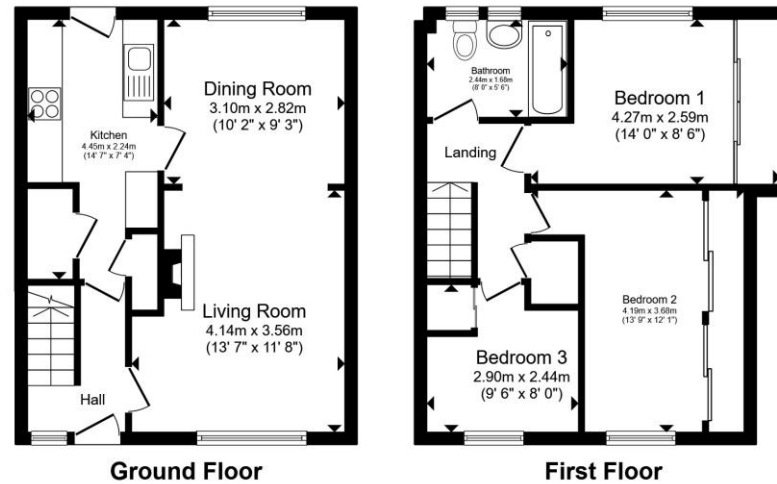


welcome to Royden Road, Wirral

- Mid Terraced home
- Three Bedrooms
- Through lounge
- Fitted Kitchen
- Modern Bathroom

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

£179,950



Total floor area 78.4 m² (843 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:
GRE106020 - 0005

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.

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