



Yew Tree Close, Wirral CH49 5PA

welcome to

Yew Tree Close, Wirral

A great chance to buy this Semi-detached modern home situated close the hospital. Currently with two large bedrooms but originally three bedrooms and would re-convert. Superb ground floor accommodation with large lounge and breakfast kitchen. Extended to the found floor and must be viewing inside.!



Property Description

This property is accessed via the entrance vestibule leading to the entrance hall.

The main living is to the front with fireplace and picture window. To the rear of this property is a breakfast kitchen with a range of base and wall units and patio doors leading to the rear garden. The property has an additional area including a laundry room and ground floor WC. There is also access to the garage.

Upstairs the property has been changed to make two large bedrooms from the original three bedrooms and putting the wall back up to make it a three bedroom would be easy to do. There is also a family bathroom on this floor.

The loft space has been boarded with shelving and has loft ladder access.

The property excels outside as it is a end plot with additional garden space incorporating mature trees and flower borders. The gardens areas and laid mainly to lawn and the extended driveway to the front for a number of vehicles.

Offered with vacant possession we urge early viewing of the property.

Vestibule

Livingroom

15' 2" x 12' 6" (4.62m x 3.81m)

Breakfast Kitchen

15' 11" x 9' 4" (4.85m x 2.84m)

Utility Room

11' 2" x 9' 2" (3.40m x 2.79m)

Ground Floor Wc

Bedroom One

15' 8" x 13' 1" (4.78m x 3.99m)

Bedroom Two

10' 6" x 8' 11" (3.20m x 2.72m)

Family Bathroom



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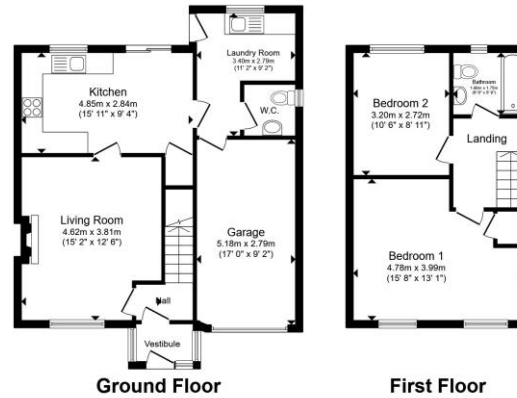
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Yew Tree Close, Wirral

- outstanding semi-detached home
- Large living room to front
- Currently two bedrooms but would re-convert to three bedrooms
- Modern Breakfast Kitchen
- Utility room and GF WC

Tenure: Freehold EPC Rating: C

Council Tax Band: C



Total floor area 98.6 m² (1,061 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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£245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE106039 - 0004

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