



Girtrell Road, Wirral CH49 4LQ

welcome to

Girtrell Road, Wirral

Excellent family semi detached home with a superb garden to the rear!!

Situated in a sought after road, close to shops and motorways, this property has good accommodation throughout with plenty of potential to bring your own flair to the home.



Property Description

The property has a drive to the front.

Into the property the entrance hall leads initially into the living room to the front with a large picture window giving excellent natural light. Behind this is a second reception room which leads to the rear and giving a separate living space for the larger family.

The kitchen has a range of base and wall units and opens to a small conservatory to the rear.

Upstairs there are three bedrooms, two doubles and a single bedroom and a modern shower room.

To the rear is a outstanding lawned garden which you just don't find on many other homes. Laid mainly to lawn with flower and shrub borders it is a must see if you are looking for a nice family garden.

Viewing of this property is essential and don't miss it, call us today.

"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."

Entrance Hall

Living Room

13' 11" x 10' 5" (4.24m x 3.17m)

Dining Room

13' 7" x 10' 5" (4.14m x 3.17m)

Kitchen

16' 5" x 7' 11" (5.00m x 2.41m)

Conservatory

7' 11" x 6' 10" (2.41m x 2.08m)

Bedroom One

13' 1" x 10' 7" (3.99m x 3.23m)

Bedroom Two

14' x 10' 7" (4.27m x 3.23m)

Bedroom Three

10' 5" x 6' 2" (3.17m x 1.88m)

Shower Room



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welcome to

Girtrell Road, Wirral

- Semi detached home ready for a family
- Three bedrooms
- Large rear garden
- Lounge and diningroom
- Galley kitchen and conservatory

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Total floor area 113.3 m² (1,220 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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£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE106469 - 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



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