





Griffiths Close, Wirral, CH49 3GR

jones & chapman

welcome to

Griffiths Close, Wirral

Looking for a great family home close to the centre of Greasby. Here it is !!

With a enviable ground floor space this home is perfect for a family or someone who needs room to spread out and it can only be appreciated by seeing it inside. Call us today and arrange an appointment to view.













Property Description
The property has a small entrance vestibule to the front providing a break from the weather and access into the garage space to the side.

The living room to the front has a large picture window looking out onto the lovely cul de sac of Griffiths close, behind this is a dining room again with lots of space for the family and also benefiting from a GF WC and understairs pantry.

Hidden from the road view is the fabulous breakfast kitchen to the rear. This open space has a door to the rear and is a brilliant space for entertaining. .

To the front of this is a door leading to the garage.

Upstairs we have three good sized bedrooms and a family bathroom .

To the front of the property is a driveway with a further garden space.

To the rear the property benefits from a lovely lawned garden with flower and shrub borders.

The location of the property is close to the Greasby village and within walking distance of the local buses.

Call us today to arrange to see this great property!

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."

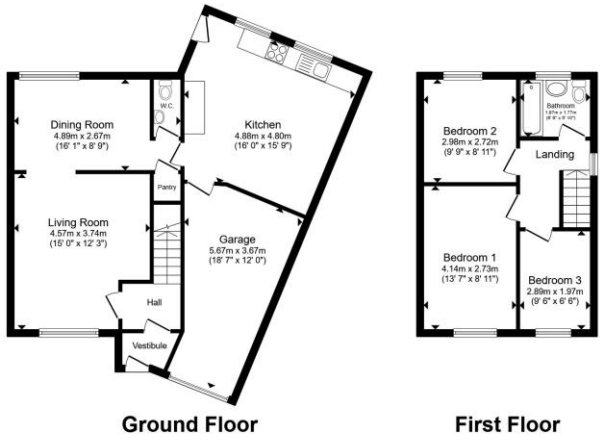
Vestibule
Entrance Hall
Living Room
15' x 12' 3" (4.57m x 3.73m)
Dining Room
16' 1" x 8' 9" (4.90m x 2.67m)
Breakfast Kitchen
16' x 15' 9" (4.88m x 4.80m)
GF WC
Bedroom One
13' 7" x 8' 11" (4.14m x 2.72m)
Bedroom Two
9' 9" x 8' 11" (2.97m x 2.72m)
Bedroom Three
9' 6" x 6' 6" (2.90m x 1.98m)
Bathroom
Garage
18' 7" x 12' (5.66m x 3.66m)

welcome to

Griffiths Close, Wirral

- Extended Semi detached home
- Superb room sizes and versatile accommodation
- Three bedrooms
- Two Reception Rooms
- Large Dining kitchen

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

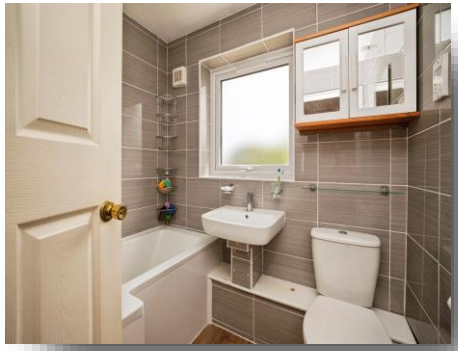


Total floor area 110.2 m² (1,186 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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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£319,950









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/GRE106514

The Property Ombudsman

Property Ref:
GRE106514 - 0014

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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