



Princes Boulevard, Wirral CH63 5LJ


jones & chapman

welcome to

Princes Boulevard, Wirral

Stunning three bedroom semi-detached house being sold with no onward chain! Situated on the ever popular Princes Boulevard boasting a modern kitchen diner, cosy living room equipped with log burner and a south facing garden with a feature bar. Close to reputable primary and secondary schools!



Property Description

Entering the property you're greeted by a light and airy hallway with hard flooring leading through to the kitchen. The living room is a spacious room flooded with natural light, owing to the bay window. The addition of the log burner makes for a warm and ambient atmosphere in the evenings. The vendors have knocked the wall down between the kitchen and dining room to create a versatile kitchen/diner space with double patio doors leading into the garden. The kitchen is a culinary dreamland, equipped with range cooker and Belfast sink, with plenty of counter and cupboard space for a budding chef's needs. The dining room comfortably accommodates a large dining table and chairs and also offers a gas fire utilising a decommissioned log burner. In need of additional cupboard space? Past the kitchen is a utility room with counter and cupboard space on both sides, as well as access to the side of the house, and the bar! Heading upstairs, there are two double bedrooms, the front elevation boasting bay windows, adding to the natural light and floorspace of the room. The third bedroom is a generous size comfortably fitting a single bed and furniture. Servicing the bedrooms is a contemporary shower room, with a walk-in double shower.

Externally, the south facing rear garden is a blend of manicured lawn, flagged patio and pebbled patio offering utility no matter the weather. The bar has lighting, power and Wi-Fi with bifold doors opening into the garden. To the front, a multi-car driveway

7' 10" x 6' 6" (2.39m x 1.98m)

Bar

10' 2" x 7' 10" (3.10m x 2.39m)

Living Room

14' 9" x 13' 1" (4.50m x 3.99m)

Kitchen

22' 8" x 12' 8" (6.91m x 3.86m)

Utility Room

Bedroom One

14' 9" x 13' 5" (4.50m x 4.09m)

Bedroom Two

13' 5" x 12' 8" (4.09m x 3.86m)

Bedroom Three

9' 5" x 7' 10" (2.87m x 2.39m)

Family Bathroom



view this property online jonesandchapman.co.uk/Property/BEB110709



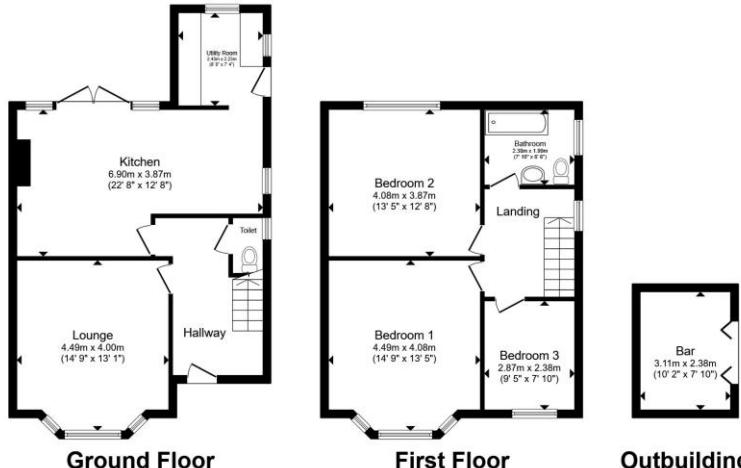
welcome to

Princes Boulevard, Wirral

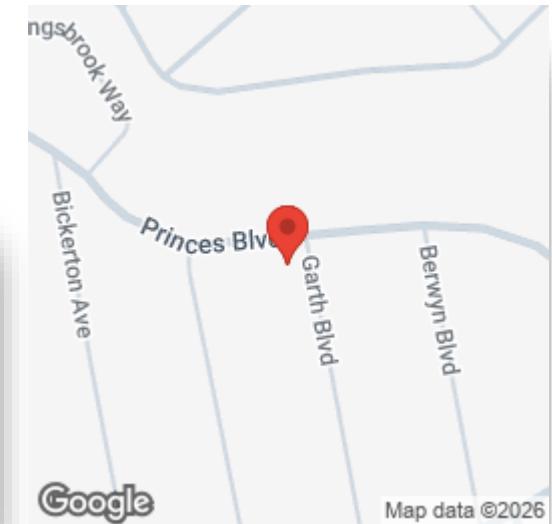
- Three bedroom
- Semi-detached family home
- South facing garden with a bar
- No onward chain
- Immaculate throughout

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

£330,000



Total floor area 115.7 m² (1,246 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



view this property online [jonesandchapman.co.uk/Property/BEB110709](https://www.jonesandchapman.co.uk/Property/BEB110709)

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.



Property Ref:
BEB110709 - 0002



0151 644 8666



Bebington@jonesandchapman.co.uk



4 Church Road, BEBINGTON, WIRRAL,
Merseyside, CH63 7PH



jonesandchapman.co.uk