





Rigby Drive, Wirral CH49 1RF

jones & chapman

welcome to

Rigby Drive, Wirral

An excellent opportunity to buy a semi-detached home in a sought after location requiring modernisation!

Located in the heart of Greasby and within walking distance to all the local schools this fabulous home is the blank canvas you have been searching for. Early viewing is a must, call us today!













Property Description
Having been a great family home for more than 60 years this property is now waiting for the next family to love it!

This is a traditional semi-detached home with an entrance hall, lounge and dining room and kitchen to the ground floor.

There are three bedrooms to the first floor with a bathroom and separate wc.

The property has lovely gardens to the front and rear with a driveway, garage and brick shed.

The property requires some modernisation throughout internally, but the potential to own a property in this desirable location and then alter it to your dream home is brilliant. Call us to arrange your viewing today.

Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

"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."

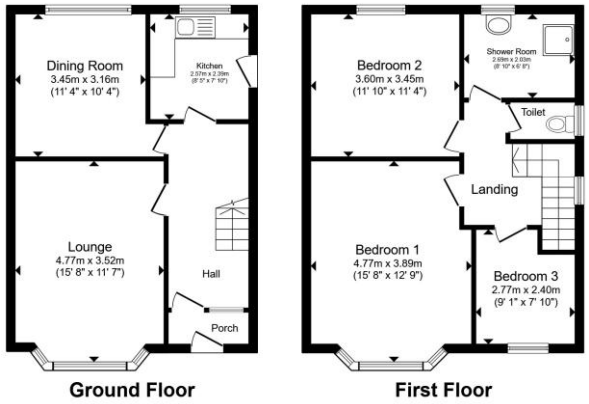
Entrance Porch
Hall
Lounge
15' 8" to bay x 11' 7" (4.78m to bay x 3.53m)
Dining Room
11' 4" x 10' 4" (3.45m x 3.15m)
Kitchen
8' 5" x 7' 10" (2.57m x 2.39m)
Bedroom One
15' 8" x 12' 9" (4.78m x 3.89m)
Bedroom Two
11' 10" x 11' 4" (3.61m x 3.45m)
Bedroom Three
9' 1" x 7' 10" (2.77m x 2.39m)
Shower Room
Separate Wc

welcome to

Rigby Drive, Wirral

- Traditional Three Bedrooms Semi Detached property
- Two reception rooms
- Kitchen & Bathroom
- Requires modernisation
- Lovely gardens to front and rear

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



Total floor area 97.9 m² (1,054 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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£290,000







Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/GRE104905

The Property Ombudsman

Property Ref:
GRE104905 - 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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