



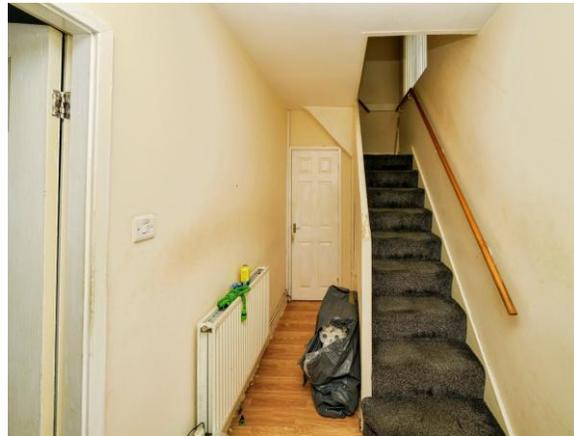
**Danger Lane, Wirral CH46 8UG**

**welcome to**

**Danger Lane, Wirral**

A large end terraced property offered for sale with a tenant in situ and offering a superb opportunity for the buyer.

With large accommodation early viewing is recommended to avoid missing out.



## Property Description

This large end terraced property in a road situated close to the Town centre has a large entrance hall to the front with doors leading to the kitchen and front living room.

The lounge to the front has a picture window and door leading the rear living room.

The kitchen has a range of base and wall units and access to the side and rear of the property.

Upstairs are Three bedrooms and a shower room.

This home has great garden spaces to the front and the rear of the property which also offers off road parking.

Call us today to arrange you viewing of this property.

### Entrance Hall

### Living Room

13' 3" x 12' 9" ( 4.04m x 3.89m )

### Living Room

10' x 9' 4" ( 3.05m x 2.84m )

### Kitchen

10' x 9' 5" ( 3.05m x 2.87m )

### Bedroom One

11' 1" x 9' 9" ( 3.38m x 2.97m )

### Bedroom Two

11' 5" x 11' ( 3.48m x 3.35m )

### Bedroom Three

8' 2" x 8' ( 2.49m x 2.44m )

### Shower Room



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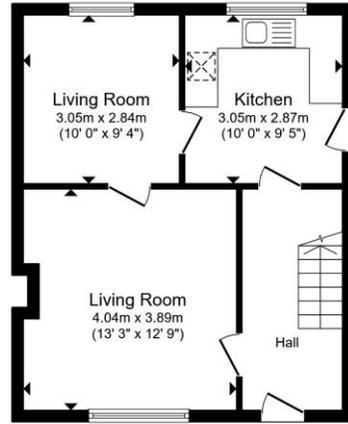


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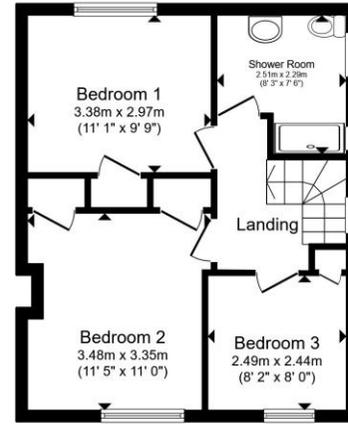
## Danger Lane, Wirral

- End terraced Property
- Offered for sale with tenant in situ
- Lounge, Fitted Kitchen and Dining Room
- Three Bedrooms
- Shower Room

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



Ground Floor



First Floor

£180,000

Total floor area 82.5 m<sup>2</sup> (889 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



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/GRE106274](https://www.jonesandchapman.co.uk/Property/GRE106274)



Property Ref:  
GRE106274 - 0003

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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