





Dodd Avenue, Wirral, CH49 1RR

jones & chapman

welcome to

Dodd Avenue, Wirral

Fabulous Semi Detached property in this sought after location, close to schools and walking distance to Greasby village!!

Offered for sale with vacant possession early viewing is required to not miss this property !













Property Description
This lovely family home offered with vacant possession is accessed via a side entrance door leading to the entrance hall. The property has two large reception rooms with a lounge to the front with a bay window and a dining room to the rear with patio doors leading to the garden.

The kitchen has a range of base units and a door leading to the utility area to the side which has doors leading to the front and the rear of the property.

Upstairs the property has three family bedrooms with two large doubles and a good sized third bedrooms. There is also a bathroom and separate wc.

Outside the property has good sized garden to the front and the rear with the front gardens laid mainly to lawn with a driveway leading to the front of the property.

The rear garden is also laid to lawn with flower and shrub borders. there are hedges surrounding the property.

The property is located just a short walk from the village centre and early viewing is recommended.

"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 Hall
Lounge
13' 2" x 12' 11" (4.01m x 3.94m)
Dining Room
12' 11" x 12' 10" (3.94m x 3.91m)
Kitchen
8' 6" x 6' 11" (2.59m x 2.11m)
Utility Room
9' 7" x 9' 7" (2.92m x 2.92m)
Landing
Bedroom One
13' 11" x 12' 4" (4.24m x 3.76m)
Bedroom Two
12' 4" x 12' 1" (3.76m x 3.68m)
Bedroom Three
7' 10" x 7' 7" (2.39m x 2.31m)
Bathroom
Separate WC

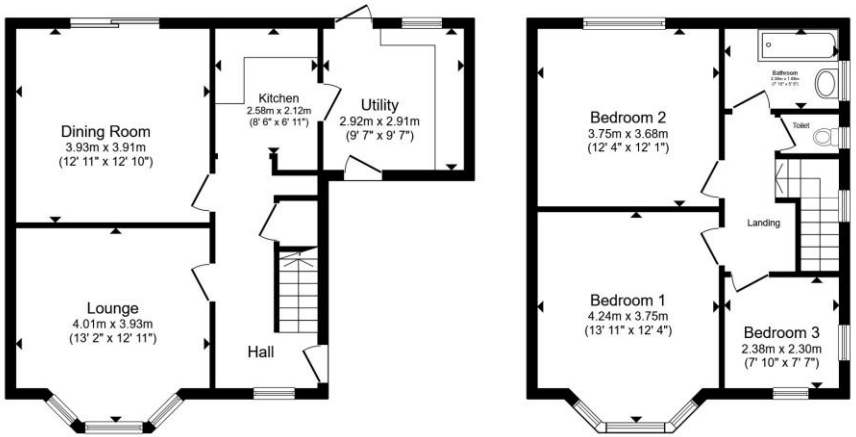
welcome to

Dodd Avenue, Wirral

- Semi Detached Family Home
- Sought after location
- Three bedrooms
- Two reception room
- Kitchen and utility area

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

£295,000



Total floor area 103.8 m² (1,118 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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Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/GRE106609

The Property Ombudsman

Property Ref:
GRE106609 - 0002

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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