



Acres Road, Meols Wirral CH47 9SQ

welcome to

Acres Road, Meols Wirral

A simply wonderful bungalow with land that you will need to view inside to appreciate the size, versatility and quality of.

Lending itself to multiple room variations and a brilliant home for a avid gardener or for future use if the garden spaces the property has been a great family home !



Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Property Description

This lovely property is accessed via a private road leading into the main driveway. The driveway will accommodate multiple vehicles and motorhome. The bungalow is arranged in a way which allows for multiple room usage with an entrance vestibule leading to the central entrance hall. To the front is a main bedroom to the left with fitted robes and this leads to a second bedroom to the rear. To the right is the main reception room with fireplace and large windows flooding the room with natural light. To the rear is the kitchen with a range of base and wall units and a utility room housing the boiler. There is a bathroom with a three-piece bathroom suite. Moving through the lounge is a further reception room which can be a 2nd living room or diningroom and a further reception room/bedroom.

To the rear of this is a large conservatory with great views to the rear garden spaces.

There are two garages to the side, one currently used for storage.

Outside this property excels with lawn areas and mature shrubs. It is a really lovely garden which extends across the front of the property, through the side and rear of the property. It offers the buyer great future potential.

"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

Lounge

16' 1" x 12' 8" (4.90m x 3.86m)

Dining Room

14' 3" x 9' 9" (4.34m x 2.97m)

Reception Room/ Bedroom Three

14' 4" x 7' (4.37m x 2.13m)

Kitchen

10' x 9' 3" (3.05m x 2.82m)

Utility Room

Conservatory

17' 1" x 11' 6" (5.21m x 3.51m)

Bedroom One

15' 3" x 11' 3" (4.65m x 3.43m)

Bedroom Two

10' 11" x 7' 3" (3.33m x 2.21m)



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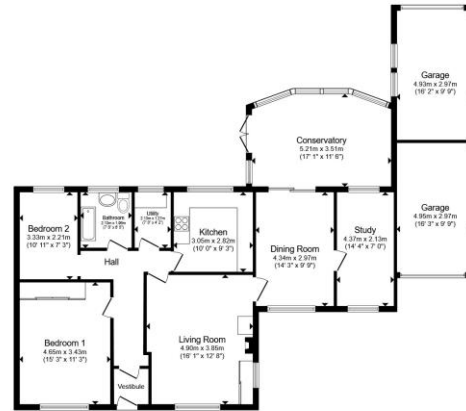
welcome to

Acres Road, Meols Wirral

- Superb detached bungalow with extensive gardens
- Two/Three reception rooms
- Three/Four bedrooms
- Conservatory
- Kitchen and utility

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

offers over
£450,000



Total floor area 143.8 m² (1,548 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

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Property Ref:
GRE106294 - 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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