



**Reeds Lane, Wirral, CH46 1QR**



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**Reeds Lane, Wirral**

Spacious three-bedroom home with two reception rooms, conservatory and generous garden. In need of modernisation throughout, offering excellent potential to add value. Driveway, side access and garage.



### Auctioneer's Comments

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### Property Description

A spacious three-bedroom home with fantastic potential and the opportunity to add real value. In need of modernisation throughout, this property is ideal for buyers looking to put their own stamp on a home. The ground floor offers two well-proportioned reception rooms, one is currently being used as a bedroom plus a conservatory providing additional living space, and a kitchen with scope for reconfiguration or updating. Upstairs, you'll find

three bedrooms, two of which are generous doubles, along with a shower room. Externally, the property benefits from a generous driveway, side access to the rear garden, and a garage. The rear garden features a decked area, lawn, and convenient garage access. With its flexible layout, sizable plot, and excellent potential, this property presents an exciting opportunity to create a fantastic family home in a popular Moreton location. Local shops and public transport links are just a short walk from the property. Council tax band B

### Vestibule Hall

**Lounge**  
12' 7" x 10' 7" ( 3.84m x 3.23m )  
Currently being used as a Bedroom.

**Reception Room Two**  
13' 5" x 10' 4" ( 4.09m x 3.15m )  
Lounge

**Reception Room Three**  
9' 1" x 7' 2" ( 2.77m x 2.18m )

**Kitchen**  
16' 1" x 7' 1" ( 4.90m x 2.16m )

**Bedroom One**  
13' 5" x 10' 8" ( 4.09m x 3.25m )

**Bedroom Two**  
13' x 10' 9" ( 3.96m x 3.28m )

**Outside  
Rear Garden**  
Enclosed, gate from drive. Storage - Outbuilding from Kitchen.

**Garage**  
16' 4" x 9' 9" ( 4.98m x 2.97m )



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.focalagent.com](http://www.focalagent.com)



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## **Reeds Lane, Wirral**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two reception rooms & conservatory
- Potential to improve and add value

Tenure: Freehold EPC Rating: F  
Council Tax Band: B

guide price

**£135,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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