



Circular Drive, Greasby Wirral CH49 3NA

welcome to

Circular Drive, Greasby Wirral

A great semi-detached home located in a sought after area, close to schools and walking distance to the village shops. Having been a family home for many years, this great property is ready for its new owners to come and make it their future home!



Property Description

The home has a large entrance hall leading to the ground floor accommodation. The lounge is located to the front of the property and has a large picture window to provide natural light.

The property has a dining room to the rear with direct access to the conservatory to the rear which opens to the garden.

The kitchen has a good range of base and wall units with access to a storage area to the side ideal for use as a utility.

Upstairs we have three bedrooms and a family bathroom.

The property has great gardens to the front with a driveway to the side. The rear gardens is laid to lawn with flower and shrub borders and is open to the land to the rear, providing unoverlooked views from the rear of the property.

This is a great example of the homes locally and we would urge internal viewing of this property to appreciate it.

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Living Room

16' 3" x 11' 9" (4.95m x 3.58m)

Kitchen

10' x 8' 8" (3.05m x 2.64m)

Dining Room

9' 11" x 9' 4" (3.02m x 2.84m)

Storage

15' 1" x 6' 1" (4.60m x 1.85m)

Conservatory

9' 11" x 9' 4" (3.02m x 2.84m)

Bedroom One

16' 7" x 12' 3" (5.05m x 3.73m)

Bedroom Two

10' 5" x 10' (3.17m x 3.05m)

Bedroom Three

8' 9" x 8' 6" (2.67m x 2.59m)

Family Bathroom

7' x 6' 5" (2.13m x 1.96m)



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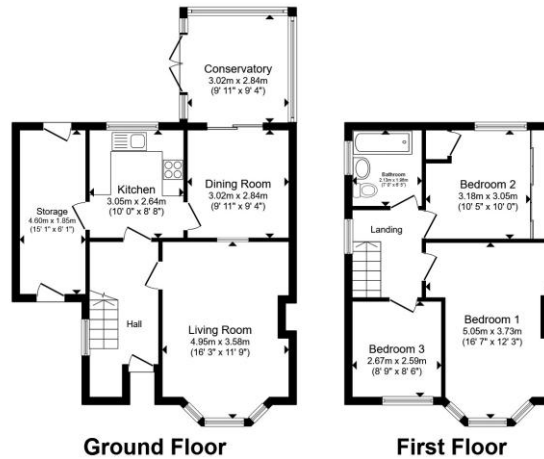
Circular Drive, Greasby Wirral

- Superb semi detached home
- Situated in the heart of Greasby
- Two reception rooms and conservatory
- Fitted kitchen
- Three bedrooms and Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£265,000



Total floor area 102.1 m² (1,099 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:
GRE106212 - 0006

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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