



**Ford Close, Wirral, CH49 9AR**



**welcome to**

## **Ford Close, Wirral**

Ideal starter home with modern kitchen and great garden spaces.

This lovely home sits close to the local shops and has easy access to the motorway network. Having been a great family home, this is a brilliant first home.



### Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### Property Description

The property has an entrance hall which leads through to the rest of the property. The main lounge is located to the front and has a large picture window to the front allowing in natural light.

The dining room to the rear again offers a view to the garden and links to the kitchen. The kitchen has a range of base and wall units and has been modernised.

Upstairs are three bedrooms, with the two double bedrooms having fitted wardrobes and a bathroom with separate WC. The property benefits from a central heating boiler and double glazing.

The property sits on a corner plot so has garden spaces to the front, side and rear and has a range of flower and shrub borders.

### Living Room

14' 8" x 13' 1" (4.47m x 3.99m)

### Kitchen

12' 1" x 9' 11" (3.68m x 3.02m)

### Dining Room

12' 1" x 9' 4" (3.68m x 2.84m)

### Bedroom One

13' 3" x 11' 11" (4.04m x 3.63m)

### Bedroom Two

13' 3" x 12' (4.04m x 3.66m)

### Bedroom Three

8' 8" x 8' 1" (2.64m x 2.46m)

### Family Bathroom

5' 10" x 5' 10" (1.78m x 1.78m)



***view this property online*** [jonesandchapman.co.uk/Property/GRE106135](https://jonesandchapman.co.uk/Property/GRE106135)



welcome to

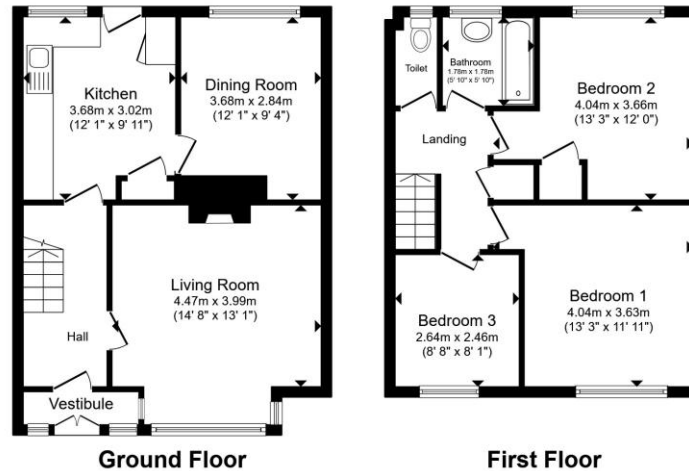
## Ford Close, Wirral

- Lovely semi detached home
- Three Bedrooms
- Lounge and dining room
- Fitted Modern Kitchen
- Superb rear garden

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

fixed price

**£185,000**



Total floor area 91.8 m<sup>2</sup> (988 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

jones & chapman



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/GRE106135](https://jonesandchapman.co.uk/Property/GRE106135)



Property Ref:  
GRE106135 - 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.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

jones & chapman



**0151 677 9473**



[Greasby@jonesandchapman.co.uk](mailto:Greasby@jonesandchapman.co.uk)



142 Greasby Road, Greasby, Merseyside, CH49 3NQ



[jonesandchapman.co.uk](https://jonesandchapman.co.uk)