



Eltham Green, Wirral CH49 5NG



welcome to

Eltham Green, Wirral

Three bedroomed semi-detached home located in sought after location within walking distance of the Hospital!

Needing modernisation this property has been an excellent family home for many years. Viewing of this property is by appointment only and early viewing is required.



Property Descriptions

The property has an entrance hall to the front providing access through to main reception room. This room runs from the front to the rear of the property and is a great open living space.

The kitchen is located to the rear and there is a conservatory to the rear.

Upstairs the property has three bedrooms and a family bathroom.

The property has a lawned garden to the front with driveway leading to the garage to the side of the property.

To the rear is a delightful rear lawned garden.

This property is offered for sale with vacant possession and is excellent value for money.

"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

23' 6" x 13' 3" (7.16m x 4.04m)

Kitchen

11' 9" x 10' 9" (3.58m x 3.28m)

Conservatory

12' x 6' 1" (3.66m x 1.85m)

Bedroom One

13' 9" x 11' 5" (4.19m x 3.48m)

Bedroom Two

11' 7" x 10' 5" (3.53m x 3.17m)

Bedroom Three

11' 5" x 8' 3" (3.48m x 2.51m)

Bathroom

Garage

17' 6" x 8' 9" (5.33m x 2.67m)



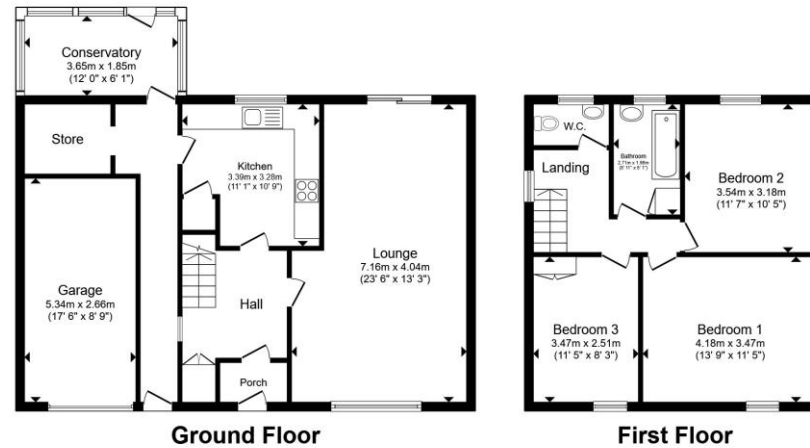
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- Semi detached home
- Three Bedrooms
- Through lounge dining room
- Fitted Kitchen and conservatory
- Sought after location

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



£210,000

Total floor area 131.0 m² (1,410 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:
GRE106625 - 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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