



**Rothbury Close, Wirral CH46 6HG**

**welcome to**

**Rothbury Close, Wirral**

Looking to get your foot on the property ladder, then look no further than this fabulous two bedroomed modern home located just off Millhouse lane. Offered for sale with vacant possession and is good value for money. Early viewing required



## **Property Description**

Stepping into this property via the front vestibule sets the tone for the lovely home. The vestibule provides a great weather break from the outside into the lounge.

The main lounge to the front is a large reception room with bright picture windows to the front and stairs leading to the first floor.

The Breakfast kitchen to the rear, once again extends across the rear of the property and has a range of base units and a lovely view to the rear garden. A side door leads out to the shared drive.

Upstairs the property has two good sized bedrooms and a wetroom.

This property has a lovely feel to it and offers you good value for money to get your on the property ladder, call us today to book your viewing.

### **Entrance Vestibule**

#### **Living Room**

13' 7" x 12' 1" ( 4.14m x 3.68m )

#### **Breakfast Kitchen**

12' x 10' 3" ( 3.66m x 3.12m )

#### **Bedroom One**

12' x 10' 8" ( 3.66m x 3.25m )

#### **Bedroom Two**

10' 4" x 6' 9" ( 3.15m x 2.06m )

#### **Wetroom**



***view this property online*** [jonesandchapman.co.uk/Property/GRE106350](https://www.jonesandchapman.co.uk/Property/GRE106350)



welcome to

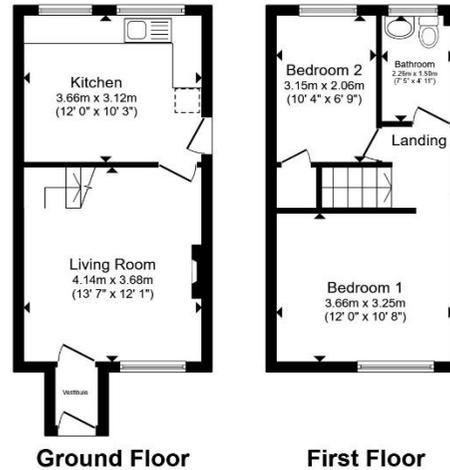
## Rothbury Close, Wirral

- Brilliant First Time Home
- Two bedrooms
- Large lounge to the front
- Large dining kitchen to the rear
- Garden with shared drive to front

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £180,000



Total floor area 55.0 m<sup>2</sup> (592 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](http://www.propertybox.io)

jones & chapman



Please note the marker reflects the postcode not the actual property

[view this property online jonesandchapman.co.uk/Property/GRE106350](https://www.jonesandchapman.co.uk/Property/GRE106350)



Property Ref:  
GRE106350 - 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.

jones & chapman



0151 677 9473



Greasby@jonesandchapman.co.uk



142 Greasby Road, Greasby, Merseyside, CH49 3NQ



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