



Leaway, Wirral, CH49 2PZ

welcome to

Leaway, Wirral

A great opportunity to buy this lovely family semi-detached home in a sought after area giving the buyer a blank canvas to create their own perfect home ! This property is sure to be popular so call us to arrange you viewing today!



Agents Note

"The vendor is currently in the process of seeking First Registration of the property. Currently the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration."

Property Description

This property has been a excellent family home for many years and whilst it requires modernisation throughout, it offers the buyer lots of potential.

The entrance hall is wide and bright in keeping with these homes and there is a ground floor wc. The property has two large reception rooms, one to the front and a rear living room with patio doors overlooking the mature garden.

The kitchen is a good size and needs renovation.

Upstairs we have three bedrooms and a wetroom with separate WC.

Outside the property has a driveway and small front garden and to the rear is a mature lawned garden with a separate garage with two shed/cupboards to the rear of the garage.

This is a star buy and don't miss out, call us today to arrange your viewing.

Entrance Hall

Gf Wc

Living Room

13' 7" x 11' 3" (4.14m x 3.43m)

Dining Room

12' 1" x 11' 3" (3.68m x 3.43m)

Kitchen

8' 7" x 7' 6" (2.62m x 2.29m)

Landing

Bedroom One

14' 3" to bay x 11' 6" (4.34m to bay x 3.51m)

Bedroom Two

11' 9" x 11' 5" (3.58m x 3.48m)

Bedroom Three

7' 8" x 6' 10" (2.34m x 2.08m)

Wet Room & Sep Wc



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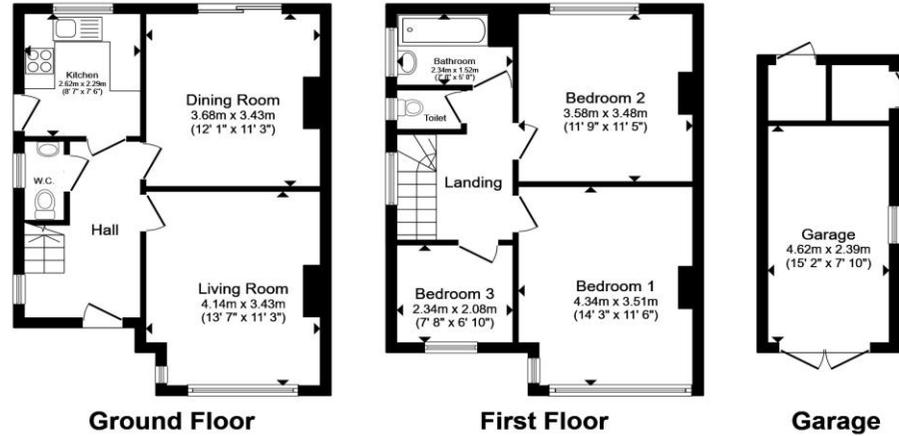


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Leaway, Wirral

- Great semi detached home
- Three Bedrooms
- Two reception rooms
- Kitchen and Wet room
- Requires modernisation

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



£249,950

Total floor area 100.0 m² (1,076 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE106041 - 0004

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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