



New Chester Road, Wirral, CH62 4RQ

welcome to

New Chester Road, Wirral

Never be fooled by what you see on the outside, because the inside is often a different story! Here is a classic example of just that! This two-bedroom mid terraced home is a lot larger than the outside would have you believe!! Call today to arrange a viewing because once it's gone... it's gone!



Lounge

15' 9" x 14' 9" (4.80m x 4.50m)

With single glazed reinforced glass to front aspect, log burner and radiator, built in desk and storage cupboard.

Kitchen

18' 2" x 8' 10" (5.54m x 2.69m)

With wall and base units with counter tops, induction hob and electric oven, sink and drainer, fridge and freezer, plumbing for washing machine, boiler and single glazed reinforced glass window to rear aspect.

Conservatory/Porch

With single glazed windows to side and rear aspect.

Bedroom One

18' 7" x 12' 9" (5.66m x 3.89m)

With single glazed reinforced glass window to front aspect, built in wardrobes and radiator.

Bedroom Two

11' 7" x 11' 5" (3.53m x 3.48m)

With single glazed reinforced glass window to rear aspect, built in wardrobes and radiator.

Bathroom

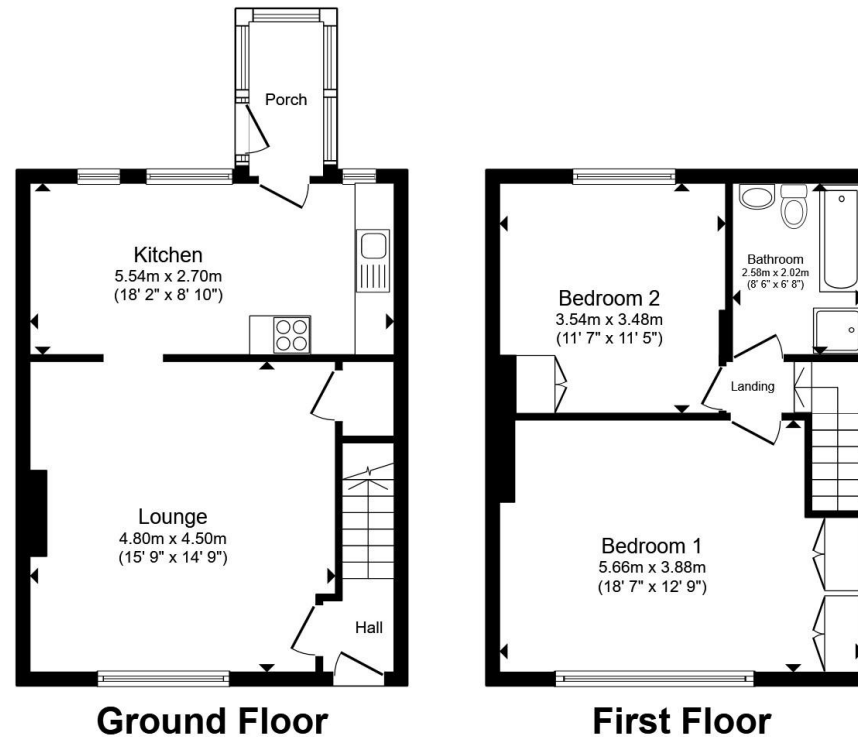
With bath with mixer tap, shower cubicle, wash hand basin, WC, radiator, tiled and single glazed window to rear aspect.

Rear Garden

With lawn, paving, tree and outhouses

Please Note

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 & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 87.1 m² (937 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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welcome to

New Chester Road, Wirral

- Two Bedroom Mid Terraced House
- Lounge
- Kitchen / Diner
- Rear Porch
- Family Bathroom

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

£235,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN116739 - 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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